

07/15/2024

RE: Opposition to SPUD-1619

Dear Councilman Stone,

I am writing to add a few other points pertaining to SPUD-1619, which concern the location of the property. According to the Cleveland County Assessor's website, the applicants, SDPS, LLC, own two adjacent properties north of SPUD-1619 on Sunnyslane Rd. These two properties provide much more space away from residential properties and would allow for any future expansion of their business. SPUD-1619 would sit on 2.19 acres, whereas they could have up to 6.16 acres for their training pad. These properties would provide significantly more buffer to any neighbors in that area than they can provide to our area. I have attached maps of the properties in question as well.

I am happy to discuss anything pertaining to my opposition of SPUD-1619 in person, or through phone or email so please feel free to contact me any time. My contact info is:

Jeremy King

(918) 931-2491

jdking_od@mac.com

I am asking for your support and vote to oppose SPUD-1619.

Thank you,

Jeremy King

0 S SUNNYLANE RD
Market Value \$62,511
Account # 53680
Owner SDPS, LLC

WILLOW BEND RD
Market Value \$74,534
Account # 53698
Owner SDPS, LLC

11117 S SUNNYLANE RD
Market Value \$54,041
Account # 194894
Owner SDPS LLC



Willow Bend RD (3.93 acres)
0 S Sunnyslane RD (2.23 acres)

SPUD-1619 (2.19 acres)
11145 S Sunnyslane RD
(11117) per County Assessor

0 S SUNNYLANE RD
Market Value \$62,511
Account # 53680
Owner SDPS, LLC

WILLOW BEND RD
Market Value \$74,534
Account # 53698
Owner SDPS, LLC

11117 S SUNNYLANE RD
Market Value \$54,041
Account # 194894
Owner SDPS LLC



Willow Bend RD
(3.93 acres)

0 S Sunnyslane RD
(2.23 acres)

Museum of
Osteology



Cleveland County Oklahoma Assessor's Office

Cleveland County Oklahoma Assessor's Office

Account #: 53698 / Parcel ID: OCC2 10 2W
5055
WILLOW BEND RD

CURRENT SDPS, LLC
1430 NE 12th ST
Moore OK 73160-6834

Current Market Value
\$74,534

KEY INFORMATION

Tax Year	2024		
Land Size	3.93000	Land Units	AC
Class	Rural Reside	School District	OKLAHOMA CITY C-2
Section	5	Township	10
Range	2W	Account Type	Residential
Legal Description	5-10-2W 3.93AC PRT S/2 SW/4 BEG 578.5' N & 50' E SW/C E195' N131.65' E380.4' N249.6' W582.81' S381.99' POB		
Mailing Address	SDPS, LLC, 1430 NE 12th ST, Moore, 73160-6834, 73160-6834		

ASSESSMENT DETAILS

Market Value	\$74,534
Taxable Value	\$74,534
Land Value	\$60,827
Gross Assessed Value	\$8,944
Adjustments	\$0
Net Assessed Value	\$8,944

[View Taxes for R0053698](#)

RESIDENTIAL

RESIDENTIAL BUILDING (1)

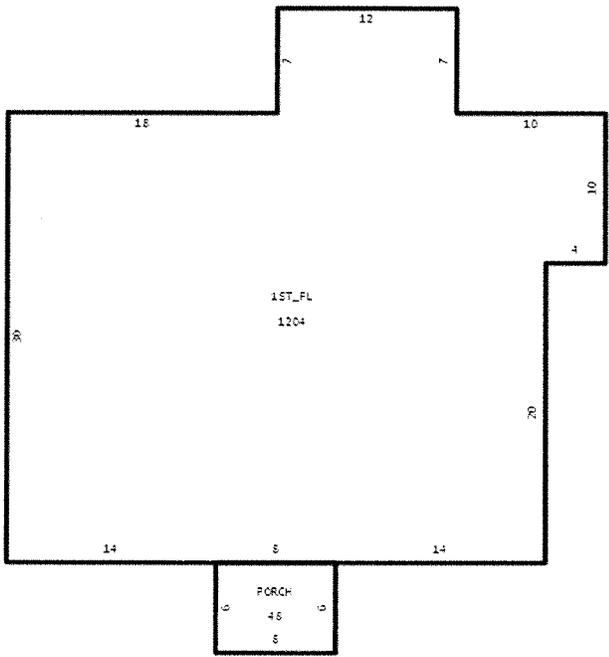
Type	0001	Description	Conventional 1 Story	Quality	Fair
Stories	1.0	Condition	Poor	Year Built	1940
Interior	Drywall	Exterior Walls	Frame Shingle	Full Baths	1
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	1.00	Roof Type	Gable	Bedrooms	2
Roof Cover	Comp Shingle	Foundation	Conventional Frame	Floor Cover	Allowance
Cooling	Floor/Wall/WindowAC		Total Finished Area	1,204	

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
05/26/2017	\$150,000	5683	753	LUND, JERRY	SDPS, LLC	WD
12/16/2013	\$0	5242	481	LUND, JAMES D	WHITEFIELD, CHERYL	DECD

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
AC	Acres	Residential	3.93000	\$60,827



Data last updated: 07/15/2024



Cleveland County Oklahoma Assessor's Office

Cleveland County Oklahoma Assessor's Office

Account #: 53680 / Parcel ID: OCC2 10 2W
5030
0 S SUNNYLANE RD

CURRENT SDPS, LLC
1430 NE 12th ST
Moore OK 73160-6834

Current Market Value
\$62,511

KEY INFORMATION

Tax Year	2024		
Land Size	2.23000	Land Units	AC
Class	Rural Reside	School District	OKLAHOMA CITY C-2
Section	5	Township	10
Range	2W	Account Type	Residential
Legal Description	5-10-2W 2.23 AC PRT SW/4 BEG N 01D E710.15` E245` SW/C SW/4 S 01D W256.65` E377.26` N 01D E256.73` W380.40` POB		
Mailing Address	SDPS, LLC, 1430 NE 12th ST, Moore, 73160-6834, 73160-6834		

ASSESSMENT DETAILS

Market Value	\$62,511
Taxable Value	\$43,809
Land Value	\$54,197
Gross Assessed Value	\$5,257
Adjustments	\$0
Net Assessed Value	\$5,257

[View Taxes for R0053680](#)

RESIDENTIAL

RESIDENTIAL BUILDING (1)

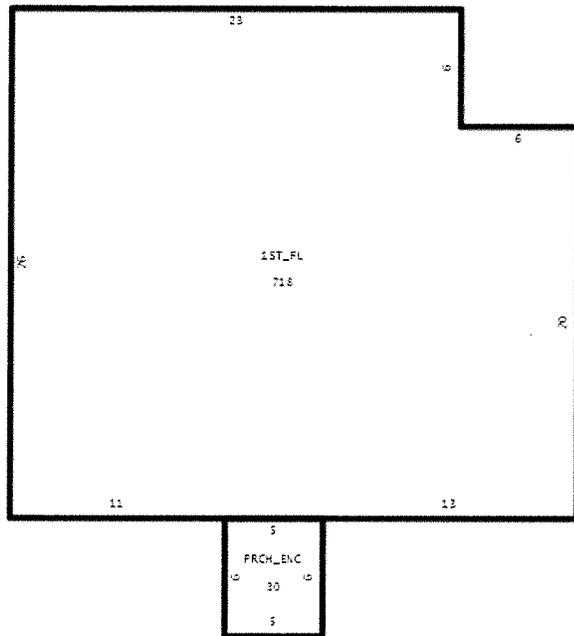
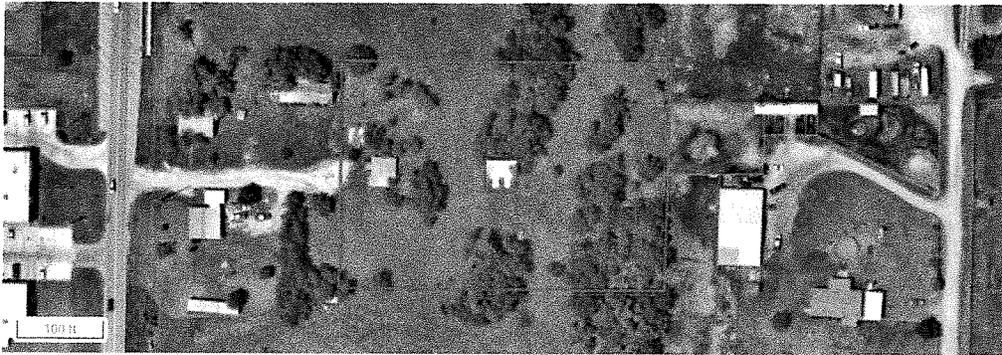
Type	0001	Description	Conventional 1 Story	Quality	Low
Stories	1.0	Condition	Poor	Year Built	1946
Interior	Drywall	Exterior Walls	Masonry Concrete Block	Full Baths	1
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	1.00	Roof Type	Hip	Bedrooms	2
Roof Cover	Comp Shingle	Foundation	Conventional Frame	Floor Cover	Allowance
Cooling	Floor/Wall/WindowAC		Total Finished Area	718	

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
05/26/2017	\$150,000	5683	753	LUND, JERRY & ANGEL	SDPS, LLC	-
05/19/2015	\$0	5431	769	LUND, NANCY LEE	LUND, JERRY & ANGEL	QCDF

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
AC	Acres	Residential	2.23000	\$54,197



Data last updated: 07/15/2024



Cleveland County Oklahoma Assessor's Office

Account #: 194894 / Parcel ID: OCC2 10 2W
7004
11117 S SUNNYLANE RD

CURRENT SDPS LLC
1430 NE 12th ST
Moore OK 73160-6834

Current Market Value
\$54,041

KEY INFORMATION

Tax Year	2024		
Land Size	2.19000	Land Units	AC
Class	Rural Reside	School District	OKLAHOMA CITY C-2
Section	7	Township	10
Range	2W	Account Type	Residential
Legal Description	7-10-2W 2.19 AC PRT NE/4 BEG 62.84'W 115'N SE/C NE/4 W449.16' N212.06' E449.42' S212.06' POB		
Mailing Address	SDPS LLC, 1430 NE 12th ST, Moore, 73160-6834, 73160-6834		

ASSESSMENT DETAILS

Market Value	\$54,041
Taxable Value	\$54,041
Land Value	\$54,041
Gross Assessed Value	\$6,484
Adjustments	\$0
Net Assessed Value	\$6,484

[View Taxes for R0194894](#)

RESIDENTIAL

No data to display

SALES

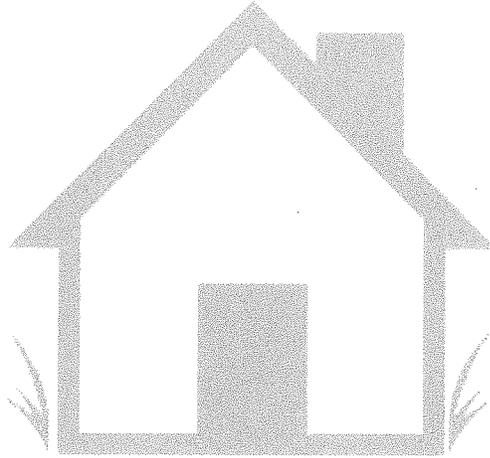
SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
10/09/2003	\$135,000	6598	907	WAITS FAMILY TRUST	SDPS LLC	WD

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
AC	Acres	Residential	2.19000	\$54,041



No Photo Available



Data last updated: 07/15/2024

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 3:56 pm, Jun 25, 2024

From: Jeremy King <jdking_od@mac.com>
Sent: Tuesday, June 25, 2024 12:59 PM
To: City Clerk Email <CityClerk@okc.gov>
Subject: Opposition to SPUD-1619

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

Here is copy of the email I have submitted to Councilman Stone in opposition of SPUD-1619. Please let me know if you need any additional information or have questions.

Thanks,

Jeremy King
Sent from my iPhone

Begin forwarded message:

From: Jeremy King <jdking_od@mac.com>
Date: June 25, 2024 at 12:51:45 PM CDT
To: ward4@okc.gov
Subject: Opposition to SPUD-1619

Dear Councilman Stone,

My name is Jeremy King and I am writing to voice my opposition to SPUD-1619. I own a lot located at 4225 SE 111th CT. I purchased this property about 2 years ago so my family could have more space in a quieter location. Allowing a motorcycle training facility to be put directly adjacent to our property will ruin our enjoyment of that property and make it almost impossible to sell for residential use.

Allowing this training facility to be built next to us gives me several concerns, which include noise, increased traffic, water runoff/flooding, future use and expansion of the SPUD, limited ability to resell this property, and no access to public services (no water access on SPUD in case of fires). I have attached a document that explains my opposition points.

There are a lot of other properties better suited for this activity that are already in a commercial or industrial zone. Some have suggested the Crossroads Mall area where there are thousands of square feet of already paved vacant space.

I am happy to discuss any of these issues in person or through phone or email so feel free to contact me anytime. My contact info is:

Jeremy King
(918) 931-2491
jdking_od@mac.com

I would really appreciate your support in opposing this SPUD so my family can realize our goal of building our forever home on our current lot.

Thank you,

Jeremy King

Sent from my iPhone

Opposition to SPUD-1619

Noise

We currently have a reasonable buffer zone of about 262ft from the I-1 to the north. Depending on the orientation of the training pad on the SPUD, the buffer zone could be reduced to as little as 56ft from our property line. Having 6-8 motorcycles running for several hours will produce a lot of noise pollution. In an earlier presentation, the applicants stated that a motorcycle produces a noise level of 78db. When you have 6-8 of them running at one time that increases the noise level to 85-87db. OSHA requires employers to provide hearing protection to employees who work in environments with sound levels that average 85db.

Water Runoff/Flooding

Currently, we do not seem to have a flooding issue on our property, however, paving 20,000 sqft (plus the additional amount of their entryway) will drastically increase the amount of runoff that will drain directly towards our property. The increased drainage may also cause problems for the neighbors across the street. When the increased amount of water travels under Sunnyslane Rd it drains directly onto their property.

Future use/Expansion

Currently, the SPUD applicants are willing to accept several restrictions on the property's use such as fair weather, daylight hours, 1 day per week, and low speed training. However, businesses tend to grow and I am worried that once their foot is in the door they may want to request increased usage for more types of classes on multiple days or possibly want the ability to allow other groups to use the space to offer similar classes. Their property is located too close to a residential area and we could be subjected to more unwanted noise.

Limited Resale ability

If the SPUD is approved, I will not want to build my family's home on my lot adjacent to a motorcycle training facility. My property can only be used for residential purposes and I am very worried that it will be next to impossible (without taking a substantial financial loss) to find a buyer who is willing to purchase it knowing it is adjacent to a business such as the one that has been proposed.

Public service/water at the facility

There is currently no water or sewer at the proposed SPUD. The nearest fire department is almost 5 miles away. If there were an accident and a fire was started, they will not have any water to help put out the fire. Residences in the neighborhood are required to have sprinkler systems. Having water access at the proposed SPUD seems like it should be a minimum requirement.