

From: Steve Atwood <steveatwood@ymail.com>
Sent: Tuesday, April 1, 2025 1:27 PM
To: PL, Subdivision and Zoning
Subject: PUD-2053

Dear Committee Members,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Steve Atwood and I am a local resident living in Mulholland Estates. I am also the current President of Mulholland Homeowners Association, Inc. and represent the Mulholland residents.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhoods with regard to density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhoods. For these few reasons mentioned here and many other reasons not mentioned in this email, I ask that you oppose PUD-2053 and advocate for our community's needs and values.

Sincerely,

Steve L. Atwood
18800 Woody Creek Dr.
Edmond, OK 73012

Howard, Gabriel J

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

Howard, Gabriel J

From: Leigh Ann Brown <leighannm1@cox.net>
Sent: Monday, March 24, 2025 4:28 PM
To: PL, Subdivision and Zoning
Subject: Request denial of PUD-2053

You don't often get email from leighannm1@cox.net. [Learn why this is important](#)

Dear Sirs:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is LeighAnn Brown, and I am a local resident living in the Auburn Meadows (AM) neighborhood. I've lived in AM neighborhood for the past 13 years, and prior to that I lived in Copper Creek neighborhood for 13 years. So, I'm very familiar to this part of OKC and Edmond and dearly love it.

I am protesting this PUD-2053 for several important reasons:

1. as it is incompatible with the area at 3-stories. The 3-stories creates more light pollution on the area.
2. This development would also create too dense in comparison to other complexes in the area.
3. There is another residential development south of SilverHawk on Pennsylvania Ave (and south of PUD-2053) that is rapidly developing and will impact the traffic in this area...without any amendments to the street infrastructure.

Lastly, but most importantly:

4. Safety is a very big concern as the traffic for the elementary school is horrendous during pick up and drop off times. A development of such a dense population would just add to the concentration and especially at both proposed entrances to the PUD-2053. The traffic currently backs up on NW 178th past the proposed entrance to the apartment complex! The same thing is occurring on Penn avenue both northbound and southbound lanes. I believe a traffic study done in 2022 is now obsolete and doesn't reflect the magnitude of the situation today! Additional safety concerns are for the children of the elementary school. Will the 3-story balconies of the apartments be looking down on the children at play in the school as well as the day care? I think this was a major oversight on the planning commission when they voted.

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

Sincerely,

LeighAnn Brown
Auburn Meadows resident and APRN
1613 NW 184th St
Edmond, OK 73012
Cell: 405-990-9172
LeighAnnM1@cox.net

Howard, Gabriel J

From: Reba Carroll <rcarroll47@att.net>
Sent: Wednesday, April 2, 2025 4:03 PM
To: PL, Subdivision and Zoning
Subject: PUD-2053

You don't often get email from rcarroll47@att.net. [Learn why this is important](#)

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

Dear Subdivision and Zoning,

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Reba Carroll, and I am a resident of Villas at Copper Creek.

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum would be more suitable.
- The density of units is significantly higher than other complexes in our area.
- The location poses traffic concerns, especially given the proximity of the driveway to a school.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

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

Sincerely,

Reba Carroll
17624 Palladium Lane
Edmond, OK 73012

Johnson, Thad A

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

Howard, Gabriel J

From: Amanda Daum <redwolf@sbcglobal.net>
Sent: Sunday, March 30, 2025 9:58 PM
To: PL, Subdivision and Zoning
Subject: PUD-2053

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

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 protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. I have been a resident of the Auburn Meadows subdivision near N. Pennsylvania at 178th Street for over 20 years.

The proposed apartment complex, PUD-2053, is incompatible with the area at three stories, and the intended density of 418 units is too high in comparison to other complexes in the area. But my biggest concern is that the intersection at Pennsylvania and 178th Street is already so congested with the elementary school drop-off and pick up line snaking around that same corner every weekday. An already busy corner will become dangerous, with approximately 800 additional cars trying to get in and out of the corner plot adjacent to the school. There are already many auto accidents here including a fatality incident last year. This corner cannot support the additional constant traffic increase. Please reconsider zoning this plot of land with any sort of apartment complex. A gas station, offices or a strip of shops would be much better suited to the area.

I request denial of PUD-2026.

Sincerely,

Amanda Daum
1704 NW 183rd Terrace
Auburn Meadows neighborhood

Johnson, Thad A

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

Howard, Gabriel J

From: Denise Early <d.early@cox.net>
Sent: Monday, March 31, 2025 11:37 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 Subdivision and Zoning Staff:

My name is Denise M. Early, and I am a resident of The Villas at Copper Creek. My neighborhood entrance and exits are directly across the street from Westfield Elementary School on Pennsylvania Avenue.

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

I am adamantly opposed to PUD-2053 for the following reasons:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum is more suitable.
- The density of units is significantly higher than other complexes in our area.
- The last traffic study was done two years ago. Since that time, traffic has become increasingly congested due to new housing additions and commercial buildings. A two-year-old study does not adequately address the current traffic congestion.
- The location poses major traffic concerns, especially given the proximity of the driveway to Westfield Elementary School and the daycare next door. During school pickup peak time, traffic backs up substantially in both directions, and during rush hour. It is nearly impossible to access Pennsylvania Avenue in both directions. Additionally, traffic on NW 178th backs up significantly. In general, this area experiences heavy traffic congestion and adding an apartment complex will negatively impact and further impede an already congested traffic area.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

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

Sincerely,

Denise M. Early
17648 Palladium Lane
Edmond, OK 73012-4172

[Sent from Yahoo Mail for iPhone](#)

Johnson, Thad A

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](#)

From: Distinguished Gentleman <dragonwarrioriv@msn.com>
Sent: Tuesday, April 8, 2025 7:33 AM
To: PL, Subdivision and Zoning
Cc: Jan Siler; Milad Youssef; Melissa Falter; jcurran8@yahoo.com; Deanie Gustin; Donna Wissler
Subject: Project # PUD-2053 near NW 178th St & Penn Ave

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

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

Dear City Leader,

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Thomas Edwards, and I am the HOA President of Auburn Meadows, which is just to the immediate North and East of the proposed project, PUD-2053. Some key points me and the other HOAs agree on:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum would be more suitable.
- The density of units is significantly higher than other complexes in our area.
- The location poses traffic concerns, especially given the proximity of the driveway to a school.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

The intersection at 178th & Penn has already had fatality and non-fatality (but serious) vehicular accidents, largely due to the high number of drivers who run the red light, speeding and/or while texting. Adding another large family housing unit only makes this problem worse during the heaviest of times during the business day. Several school busses utilize this intersection, and it's important to keep the traffic to a minimum. Additionally, the Life Church near the intersection already causes severe congestion during its 5 scheduled weekly services. Adding even more residents near this area will only make the problem worse for traffic as Life Church monopolizes the surrounding streets before, during, and after its services. I am concerned that these issues will lead to an increase of the number of fatality accidents at that intersection, and the entrance/exit of the church areas.

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

Sincerely,
Thomas Edwards

Auburn Meadows HOA President
405-204-0859 (Call/Text)

Johnson, Thad A

From: Sylvia Elliott <sellott183@gmail.com>
Sent: Friday, March 7, 2025 2:34 PM
To: PL, Subdivision and Zoning
Subject: request denial of PUD-2053

You don't often get email from sellott183@gmail.com. [Learn why this is important](#)

My name is Sylvia Elliott. I have lived in Twin Oaks Addition since 1991.

I request a denial of PUD-2053, Apartment Complex. There are currently 3 story apartments at the corner of 178th and Western and on 178th and May. I am concerned with the school crowding situation but also the traffic in this area. The PUD-2053 will be next door to West Field Elementary school, a day care center and across from Life Church. The traffic from the church alone has a policeman to direct traffic from time to time. People picking up their children from school backs traffic up on Pennsylvania and Edmond Road. It is very dangerous.

I am also concerned about the school taxes. Apartment dwellers do not pay property taxes for schools, I do. Every year my taxes go up for schools and school bonds. My children have been out of public school since 2002. I also don't understand why the planning commission voted without giving the neighbors an opportunity to discuss with applicants.

With all the businesses and apartments in this area the crime rate has increased. I no longer feel safe in my home. The City of OKC doesn't seem to be sensitive to the good citizens of the local residential areas at all, only money. What about the taxes I pay? I am very disappointed in the subdivision and zoning department of OKC.

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

Sincerely,

Sylvia Elliott
18308 English Oak Lane
Edmond, OK 73012

Johnson, Thad A

From: Melissa Falter <mlfalter@att.net>
Sent: Monday, March 31, 2025 9:16 AM
To: PL, Subdivision and Zoning
Subject: Opposition to PUD-2053

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

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

My name is Melissa Falter and I live at 18007 Arbor Lane, in Auburn Meadows. I am writing in opposition and to protest the approval of PUD-2053 to be constructed at NW 178th and Pennsylvania. This project is too large and too dense for this tract and is outside of the size and design as two recently approved PUD projects both within 2 miles of PUD-2053 (2 story vs 3 story). 418 units will create traffic congestion being so closely located next to a day care center and an elementary school. This also creates a traffic hazard for these facilities.

Thank you for your consideration, I respectfully request this proposed project be denied.
Melissa Falter

Howard, Gabriel J

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

From: Christian Hammond <hammond.johnc@gmail.com>
Sent: Monday, March 31, 2025 4:18 PM
To: PL, Subdivision and Zoning
Subject: Protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue

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

Good afternoon,

My name is John Christian Hammond, I am a resident of Fenwick Garden Village, living at 1824 NW 167th St and I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

PUD-2053 is incompatible with the area at three stories compared to other similar developments at two stories. This will result in density higher in comparison to other complexes in the area at 418 units. This development will also have a significant negative impact on traffic congestion and safety, given its proximity to West Field Elementary and Kindercare Daycare. Additionally, the addition of potentially 418 housing units on the number of students attending West Field Elementary would have a negative impact on the academic achievement of those students without an extensive mitigation plan in place. Lastly, the planning commission voted without giving the neighbors an opportunity to discuss with applicants.

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

Sincerely,

John Christian Hammond
1824 NW 167th St
Edmond, OK
405-406-3615

Johnson, Thad A

From: Casey Hanna <caseykwescott@yahoo.com>
Sent: Thursday, March 27, 2025 11:02 AM
To: Ward8
Cc: PL, Subdivision and Zoning
Subject: Resident opposition to three-story apartment complex, PUD-2053

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

Good afternoon, Councilman Stonecipher

I'm writing to voice my opposition to the apartment complex that is being planned along Penn Avenue in Edmond, PUD-2053.

My husband and I live very close by in the Villas of Copper Creek. We understand that the developer of the complex is trying to build THREE-STORY buildings with over 400 units!

Please do not allow this. This area is becoming more and more dense. The last thing residents in this area want are three-story apartments crammed on that corner next to the daycare and elementary school.

Our hope is that if the apartment complex gets approved that they will be approved for two-story buildings only.

We understand that a business/developer is focused on making the most money they possibly can, which means cramming as many units in as possible.

But, please, there are no other three-story buildings in our area, and those buildings will stick out like a sore thumb.

Thank you for your time and what you do. We appreciate you reading our concerns!

Sincerely,

Casey & Cameron Hanna
17616 Palladium Lane
Edmond, OK 73012

Johnson, Thad A

From: Sean Hanna <seanmhanna7@gmail.com>
Sent: Monday, March 31, 2025 11:20 AM
To: Ward1
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: apartments at Penn and Danforth

Some people who received this message don't often get email from seanmhanna7@gmail.com. [Learn why this is important](#)

Dear Councilman Carter,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Sean M. Hanna
18709 Wolf Creek Dr, Edmond, OK 73012
405-219-4702
seanmhanna7@gmail.com

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Johnson, Thad A

From: Bookish Organized Chaos <lacykempf@gmail.com>
Sent: Friday, March 28, 2025 11:15 AM
To: PL, Subdivision and Zoning
Subject: Protest and oppose PUD-2053

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

My name is Lacy Kempf and I live in Silverhawk addition at 2421 NW 176th Street, Edmond, ok 73012. I protest and oppose PUD-2053 that is planned for 178th and Pennsylvania Avenue. It is planned to have 3 story complex that will be right next door to Silverhawk and an elementary school. I would prefer that the development company lower the density to accommodate 2 stories. I also think a traffic study should happen before development of this area, especially since there is another housing addition already underway near that arena.

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

Johnson, Thad A

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

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 11:06 PM
To: The Mayor
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Mayor Holt,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 11:05 PM
To: Ward5
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilman Hinkle,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 11:04 PM
To: Ward4
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilman Stone,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 11:03 PM
To: Ward2
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilman Cooper,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 11:02 PM
To: Ward1
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilman Carter,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665***

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 11:01 PM
To: Ward3
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilwoman Peck,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665***

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 10:59 PM
To: Ward6
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilwoman Hamon,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 10:58 PM
To: Ward7
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilman Cooper,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Bruce Lawrence <bruce_lawrence@outlook.com>
Sent: Sunday, March 30, 2025 10:55 PM
To: Ward8
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

Dear Councilman Stonecipher,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence
18809 Hunter Creek Drive
Edmond, OK 73012
405.250.8665***

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

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

From: Ed Leone <oklahomafonz@gmail.com>
Sent: Tuesday, March 11, 2025 4:45 PM
To: Ward8
Cc: PL, Subdivision and Zoning
Subject: PUD 2053 - NW 178th and Penn

Some people who received this message don't often get email from oklahomafonz@gmail.com. [Learn why this is important](#)

Mr. Stonecipher,

Thank you for being our City Councilman. I am the HOA President for The Villas at Copper Creek subdivision near NW178th and Pennsylvania. We as a neighborhood oppose this PUD as it is too dense in comparison to other complexes in the area. There is an apartment complex one mile west on NW 178th that is two story buildings, and a new apartment complex (PUD 2026) one mile north on Pennsylvania was recently approved for some two story buildings and townhouse type apartments. We have significant traffic concerns during student pick up and drop off times at the elementary school near that intersection. The planning commission voted without giving the community an opportunity to discuss with applicants. We are attempting to schedule a meeting with the applicant prior to the City Council meeting to discuss our concerns.

I plan to attend the City Council meeting on 03/25/2025, but have a question. I have some videos of the traffic in that area I would like to share with you and the Council. What is the best way to get the videos to you prior to the hearing? I also have a petition most of our residents signed opposing the PUD for the reasons noted above that I would like to get to you.

Thank you,
Ed Leone

Howard, Gabriel J

From: Ed Leone <oklahomafonz@gmail.com>
Sent: Thursday, April 3, 2025 5:36 AM
To: PL, Subdivision and Zoning
Subject: Formal Protest Against PUD-2053

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

Dear Subdivision and Zoning Team,

I am writing to formally express my opposition to PUD-2053, proposed at 17841 N. Pennsylvania Avenue.

My name is Ed Leone, and I am a resident of the Villas at Copper Creek Subdivision located at the intersection of NW 178th Street and Pennsylvania Avenue. I believe PUD-2053 is fundamentally incompatible with the surrounding area for the following reasons:

- The proposed 3-story structures are excessive in height; a maximum of 2 stories would be more appropriate for the neighborhood.
- The proximity of the driveway to Westfield Elementary School raises significant traffic and safety concerns.
- The project's density, at 418 units, is disproportionate compared to nearby complexes.

Given these factors, I respectfully request the denial of PUD-2053.

Thank you for your attention to this matter.

Sincerely,
Ed Leone
17641 Palladium Lane
Edmond, OK 73012

Howard, Gabriel J

From: Grayson L. Lucky <drlevi@outlook.com>
Sent: Wednesday, April 9, 2025 10:35 AM
To: PL, Subdivision and Zoning
Subject: PUD-2053 - Protest and Oppose

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

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

My name is Grayson Lucky and I am a local resident living in Fenwick neighborhood.

**I protest and oppose because PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred). Density is higher in comparison to other complexes in the area at 418 units. We have traffic concerns with the entrance/exit right next to the school.
For these reasons, I request your denial of PUD-2053.**

Sincerely,

Grayson L. Lucky
16704 Moorgate Lane
405-570-6344

Johnson, Thad A

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

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

You don't often get email from susanparks7@yahoo.com. [Learn why this is important](#)

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

From: Santiago Reyes <sreyesrespdis@coxinet.net>
Sent: Thursday, March 13, 2025 8:20 AM
To: PL, Subdivision and Zoning
Subject: FW: project of apartment complex

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

From: Santiago Reyes <sreyesrespdis@coxinet.net>
Sent: Monday, March 10, 2025 6:46 AM
To: 'mayor@okc.gov' <mayor@okc.gov>
Subject: FW: project of apartment complex

From: Santiago Reyes <sreyesrespdis@coxinet.net>
Sent: Friday, March 7, 2025 4:06 PM
To: 'staffsubdivisionandzoning@okc.gov' <staffsubdivisionandzoning@okc.gov>
Subject: project of apartment complex

My name is Santiago Reyes, 18716 Wolf Creek dr. Mulholland has been my residency for over 20years. I want to energetically oppose to the project of building an apartment complex at the SW corner of Penn and 178th. A 3 story apartment complex at a very busy intersection will add a potential increase of about 1000 to 1500 persons to the area. The school system is already saturated. There are 3 elementary schools in less than a 2 miles ratio working at full capacity. The traffic at the corner is already chaotic. The construction of this apartment complex may be an urban disaster

Howard, Gabriel J

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**

Johnson, Thad A

From: Jack Richards <JCR20001@cox.net>
Sent: Monday, March 31, 2025 8:57 AM
To: 'mayor@okc.gov'
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: Protest and Opposition to PUD 2053

You don't often get email from jcr20001@cox.net. [Learn why this is important](#)

Honorable Mayor David Holt,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Jack C. Richards
18709 Otter Creek Dr., Edmond, OK 73012
Cell: (405) 245-2621
Email: JCR20001@cox.net

Howard, Gabriel J

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](#)

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 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

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 178th 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

From: Rachel Ross <rthomross@gmail.com>
Sent: Tuesday, March 11, 2025 3:12 PM
To: PL, Subdivision and Zoning
Subject: Further 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 again 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 178th 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

Howard, Gabriel J

From: Maleeha Siddique <alham2siddique@yahoo.com>
Sent: Tuesday, April 1, 2025 2:18 PM
To: PL, Subdivision and Zoning

You don't often get email from alham2siddique@yahoo.com. [Learn why this is important](#)

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Maleeha Siddique and I'm the residence of the Villa at the Copper Creek. Clearly state your reasons for opposing PUD-2053, keeping it concise but impactful. For instance:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum would be more suitable.
- The density of units is significantly higher than other complexes in our area.
- The location poses traffic concerns, especially given the proximity of the driveway to a school.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.
- The most important thing that I'm concerned about is the kids safety, West filed elementary school and day care located right next to the area, It won't be safe for the kids.
- They can build a Urgent care for the neighbors.

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

Sincerely,
Maleeha Siddique
17629 Cobalt Ave. Edmond OK 73012.

From: Tiffany Stone <tlstone531@gmail.com>
Sent: Tuesday, April 8, 2025 3:54 PM
To: PL, Subdivision and Zoning
Subject: OPPOSE PUD-2053

You don't often get email from tlstone531@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am writing in strong protest to oppose PUD-2053 at 17841 N. Pennsylvania Ave 73012. I am a resident of Copper Creek with a small child who attends EPS West Field Elementary. We have major concerns with the possibility of this massive apartment complex proposed at the intersection of 178th and Penn due to already EXTREME high traffic, especially during school drop-off and pickup times. This will only exacerbate an already major traffic problem, especially with the lack of turn lanes in our area. Also, proposed at 3 stories tall this goes against other property guidelines of 2 stories and will create an undesirable view for our children in the school and daycare right along side of it. This would also be zoned a West Field school complex and add to an already over populated elementary school that is already underfunded and undersupported by our current dept. of education officials. Most importantly, with such an extreme increase in foot and vehicle traffic at, and near, this apt. complex, it creates a major safety concern for those trying to get to and from the school, and mainly for our young children.

For these reasons, and more, we respectfully implore you to deny the development of PUD-2053!

Sincerely, a concerned resident and parent,
Tiffany Stone
17629 Iron Ln, Edmond, OK 73012

Johnson, Thad A

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 178th 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 179th Street
Edmond, OK 73012

Howard, Gabriel J

From: Todd Wallace <twallaceins@yahoo.com>
Sent: Tuesday, April 1, 2025 6:38 PM
To: The Mayor
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

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

Dear Mayor David Holt,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Todd Wallace
18817 Otter Creek Dr
Edmond, OK 73012
405-650-6252
twallaceins@yahoo.com

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov

Howard, Gabriel J

From: Todd Wallace <twallaceins@yahoo.com>
Sent: Tuesday, April 1, 2025 6:34 PM
To: Ward8
Cc: PL, Subdivision and Zoning; Martin, Debi A
Subject: PUD 2053

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

Dear Councilman Stonecipher,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Todd Wallace
18817 Otter Creek Dr
Edmond, OK 73012
405-650-6252
twallaceins@yahoo.com

Cc: subdivisionandzoning@okc.gov
debi.martin@okc.gov