

**Johnson, Thad A**

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**From:** Bentwood Creek <bentwoodcreekokc@gmail.com>  
**Sent:** Thursday, October 10, 2024 8:07 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** Bentwood Creek HOA  
**Subject:** Commercial real estate rezoning

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

Last night, the neighborhoods, Bent Wood Creek and St. James Pointe attended the apartment complex meeting w/the developers at Mustang Rec Center 6pm.

The question is, how can these two neighborhoods bring back the commercial zoning land status?

The areas needs are restaurant and businesses.

Why can't the developers build a strip mall to give employment to those existing neighborhoods?

Thanks  
Jackie Benson

## Johnson, Thad A

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**From:** Aaron Bird <aaronbeau1@gmail.com>  
**Sent:** Friday, October 4, 2024 6:39 AM  
**To:** PL, Subdivision and Zoning; Ward3  
**Subject:** PUD 2033, Proposed Unit Development

[Some people who received this message don't often get email from aaronbeau1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern,

There is no need for a four story apartment complex right off the highway behind our neighborhood. This will bring nothing good to us and only hurts our property value and puts our families at risk. Most of us in these neighborhoods have kids and this will bring an increased amount of traffic and people breaking the rules to our area. Our neighborhood while growing already experienced multiple car break-ins and thefts when other construction was going on nearby so I can only imagine what building section 8 housing right behind us will bring to the neighborhood.

Not to mention, four stories, that is completely unnecessary there is nothing that tall around here so they will just be able to see completely into everyone's backyard and there will be no privacy. All of us have worked extremely hard to be able to have a house in a nice neighborhood and you are just trying to destroy that and our investment. That area either needs to be zoned as commercial as there are multiple businesses right there already or continue to build single family home or duplexes, an apartment complex is absolutely unnecessary and on top of that you don't even have the proper road setup to handle this. You are just going to create unnecessary traffic on highway 152 with this as well.

Beau Bird  
405-239-0016

## Johnson, Thad A

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**From:** Aaron Bird <aaronbeau1@gmail.com>  
**Sent:** Wednesday, October 9, 2024 6:20 AM  
**To:** PL, Subdivision and Zoning; Ward3; Erika Silberg  
**Subject:** Re: PUD 2033, Proposed Unit Development

[Some people who received this message don't often get email from aaronbeau1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Since you all are being difficult and not accepting the petition that has already been started. I am adding to my email, clearly you can see my name is Beau Bird, I live at 6401 Bentley Drive which is located right behind where you plan to build this unnecessary apartment complex. My cell is (405) 239-0016, we have already seen increased incidents at Prairie View Elementary and we are not even 2 months into the school year, adding all this other housing will only bring negative effects to our community.

Lastly, which night is this meeting actually taking place? Before it said Wednesday the 9th, now I'm seeing it moved from the 10th to the 24th. Please give people the proper information as it seems you are only trying to confuse and discourage people from attending so you can continue to push your ideas and not have any kickback.

Beau Bird  
405-239-0016

> On Oct 4, 2024, at 6:39 AM, Aaron Bird <aaronbeau1@gmail.com> wrote:

>

> To whom it may concern,

>

> There is no need for a four story apartment complex right off the highway behind our neighborhood. This will bring nothing good to us and only hurts our property value and puts our families at risk. Most of us in these neighborhoods have kids and this will bring an increased amount of traffic and people breaking the rules to our area. Our neighborhood while growing already experienced multiple car break-ins and thefts when other construction was going on nearby so I can only imagine what building section 8 housing right behind us will bring to the neighborhood.

> Not to mention, four stories, that is completely unnecessary there is nothing that tall around here so they will just be able to see completely into everyone's backyard and there will be no privacy. All of us have worked extremely hard to be able to have a house in a nice neighborhood and you are just trying to destroy that and our investment. That area either needs to be zoned as commercial as there are multiple businesses right there already or continue to build single family home or duplexes, an apartment complex is absolutely unnecessary and on top of that you don't even have the proper road setup to handle this. You are just going to create unnecessary traffic on highway 152 with this as well.

>

> Beau Bird

> 405-239-0016

**Johnson, Thad A**

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**From:** Haley Bird <haleycwomack1@gmail.com>  
**Sent:** Friday, October 4, 2024 6:08 AM  
**To:** Ward3; PL, Subdivision and Zoning  
**Subject:** PUD 2033, Proposed Unit Development

[Some people who received this message don't often get email from haleycwomack1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I, my family, and many others who are friends and neighbors oppose this development. This is overall not a good addition to this area or property. But if you decide to add side walks from Bentwood to the elementary school that would be lovely!

Thank you,  
Haley Bird



## Johnson, Thad A

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**From:** Raul Carrillo <raulcarrillo77@hotmail.com>  
**Sent:** Wednesday, October 2, 2024 6:13 PM  
**To:** Ward3  
**Cc:** PL, Subdivision and Zoning  
**Subject:** Over 200 Community Members Oppose PUD 2033: Proposed Apartment Complex  
**Attachments:** petition\_signatures\_jobs\_490224921\_20241002220908.csv

Some people who received this message don't often get email from raulcarrillo77@hotmail.com. [Learn why this is important](#)

Hello Councilwoman Peck,

I am writing to express the strong opposition of myself and my neighbors to the proposed apartment complex construction right behind our homes. We believe this development poses significant risks to our community's safety, will increase traffic congestion, and disrupt the established character of our neighborhood. Also, many of us have children, and the proximity of this project is too much, compromising our privacy in our backyards and through our windows. Additionally, there is a school just two blocks away that is already overcrowded, and we are concerned that this project will further strain the situation.

To date, over 200 residents have signed the attached petition, and most of them are registered voters from your ward. Given that many community members are still unaware of the proposal, we expect even more support as word spreads. I have enclosed their names for your review and have shared the petition on Change.org to raise additional awareness.

We trust that by addressing the concerns of the residents, many of whom are your constituents and registered voters, we can continue to offer our support to leadership that listens and responds to the needs of the community it represents.

Thank you for your attention to this matter. I look forward to your response and the opportunity to discuss this issue further.

-Jesus R. Carrillo

Name	City	State	Postal Code	Country	Signed On
Shannon Cerecerez				US	9/26/2024
Katie Carrillo	Oklahoma City	OK	73179	US	9/26/2024
Jesus Carrillo	Oklahoma City	OK	73179	US	9/26/2024
Robert Fore	Oklahoma City	OK	73179	US	9/26/2024
Shelbi Gardner	Oklahoma City	OK	73169	US	9/26/2024
Bonnu Spencer	Mustang	OK	73064	US	9/26/2024
Taylor Humphrey	Oklahoma City	OK	73169	US	9/26/2024
Karley Mitchell	Oklahoma City	OK	73179	US	9/26/2024
Michelle Breeden	Oklahoma City	OK	73169	US	9/26/2024
Stephanie Doty	Mustang	OK	73064	US	9/26/2024
Vicki Hernandez	Oklahoma City	OK	73160	US	9/26/2024
Mary Haler	Oklahoma City	OK	73179	US	9/26/2024
Carrie Raasch	Mustang	OK	73064	US	9/26/2024
Carla DeBurger	Dallas	TX	75219	US	9/26/2024
Jacque Duke	Yukon	OK	73099	US	9/26/2024
Jon Inwood	Brooklyn	NY	11226	US	9/26/2024
Brenda Skaggs	Oklahoma City	OK	73179	US	9/26/2024
Susan Skaggs	Oklahoma City	OK	73179	US	9/26/2024
Ginger Wells	Mustang	OK	73064	US	9/26/2024
Travis Billington	Oklahoma City	OK	73169	US	9/26/2024
Sarah Boedecker	Oklahoma City	OK	73169	US	9/26/2024
Sarah Hillian	Oklahoma City	OK	73169	US	9/26/2024
Nicole Vance	Oklahoma City	OK	73179	US	9/26/2024
Shannon Bradshaw	Oklahoma City	OK	73127	US	9/26/2024
Gabriella Carrillo	Bethany	OK	73008	US	9/26/2024
Bethany Mulanax	Oklahoma City	OK	73104	US	9/26/2024
Abby Wells	Oklahoma City	OK	73127	US	9/26/2024
Brad Williamson	Oklahoma City	OK	73179	US	9/26/2024
Pamela Gary	Bethany	OK	73008	US	9/26/2024
Aaron Bird	Oklahoma City	OK	73179	US	9/26/2024
Brittany Osborne	Oklahoma City	OK	73119	US	9/26/2024
Elisabeth Yocham	Oklahoma City	OK	73130	US	9/26/2024
Kari Brandon	Yukon	OK	73099	US	9/26/2024
Haley Bird	Oklahoma City	OK	73179	US	9/26/2024
Michael Rodriguez	Oklahoma City	OK	73119	US	9/26/2024
Devon Glover	Mustang	OK	73179	US	9/26/2024
Amanda Mauldin	Dallas	TX	75201	US	9/26/2024
Ben McKenzie	Oklahoma City	OK	73127	US	9/26/2024
Randy Duford	Dallas	TX	75219	US	9/26/2024
Cortland Glover	Oklahoma City	OK	73179	US	9/26/2024
Sydnj McKenzie	Oklahoma City	OK	73127	US	9/26/2024
Phyllis Cox	Yukon	OK	73099	US	9/26/2024
Jenay Hickman	Oklahoma City	OK	73169	US	9/26/2024

John Legg	Oklahoma City	OK	73169	US	9/26/2024
Jamie Kuehn	Oklahoma city	OK	73179	US	9/26/2024
Jennifer Bomar	Oklahoma City	OK	73179	US	9/26/2024
Carrie Ray	Oklahoma City	OK	73169	US	9/26/2024
Rebekah Khodabakhsh	Oklahoma City	OK	73169	US	9/26/2024
Andrew Laguna	Oklahoma City	OK	73179	US	9/26/2024
Lindsey Warren	Oklahoma City	OK	73179	US	9/26/2024
Bobbie Williams	Yukon	OK	73099	US	9/26/2024
Catherine Williamson	Austin	TX	78733	US	9/26/2024
Christy Foster	Oklahoma City	OK	73132	US	9/26/2024
Rodney Ikard	Mustang	OK	73064	US	9/26/2024
Crystal Dustin	Oklahoma City	OK	73108	US	9/26/2024
keri young	Oklahoma City	OK	73123	US	9/26/2024
Christopher Redden	Edmond	OK	73013	US	9/27/2024
Jason Gardner	Bethany	OK	73008	US	9/27/2024
Dianna Wheeler	Oklahoma City	OK	73169	US	9/27/2024
Lynn Wheeler	Oklahoma City	OK	73127	US	9/27/2024
Rebecca Durbin	Oklahoma City	OK	73127	US	9/27/2024
Kyla Johnson	Yukon	OK	73099	US	9/27/2024
Debra Smith	Oklahoma City	OK	73169	US	9/27/2024
Tamara Merrick	Oklahoma City	OK	73179	US	9/27/2024
jetta Smith	Oklahoma City	OK	73169	US	9/27/2024
Courtney Khodabakhsh	Oklahoma City	OK	73169	US	9/27/2024
Tiffany Khodabakhsh	Moore	OK	73160	US	9/27/2024
Salvatore Desalvatore	Yukon	OK	73099	US	9/27/2024
Jacob Khodabakhsh	Oklahoma City	OK	73127	US	9/27/2024
Daisy Lujan	Oklahoma City	OK	73179	US	9/27/2024
Kody Khodabakhsh	Oklahoma City	OK	73179	US	9/27/2024
Vanessa Mason	Oklahoma City	OK	73169	US	9/27/2024
JT Kuhn	Oklahoma City	OK	73179	US	9/27/2024
Michael Zibell	Oklahoma City	OK	73179	US	9/27/2024
Jonathan Roggow	Oklahoma City	OK	73179	US	9/27/2024
Michael Wheeler	Yukon	OK	73099	US	9/27/2024
Theresa Roggow	Oklahoma City	OK	73179	US	9/27/2024
Christy Rogers	Oklahoma City	OK	73179	US	9/27/2024
THERESA Boehnlein	Mustang	OK	73064	US	9/27/2024
Lisa Beck	Broken Arrow	OK	74012	US	9/27/2024
Joycelyn Holley	Oklahoma City	OK	73130	US	9/27/2024
Theresa Roe	Oklahoma City	OK	73122	US	9/27/2024
Robert Humphrey	Oklahoma City	OK	73179	US	9/27/2024
Gary Wall	Oklahoma City	OK	73179	US	9/27/2024
Daniel Herd	Oklahoma City	OK	73127	US	9/27/2024
Martin Andrzejewski	Dallas	TX	75270	US	9/27/2024
Parviz Khodabakhsh	Edmond	OK	73013	US	9/27/2024

Kelsey Golden	Oklahoma City	OK	73179 US	9/27/2024
Sheila Andrews	Oklahoma	OK	73169 US	9/27/2024
Chris Golden	Oklahoma City	OK	73179 US	9/27/2024
K Peterson	Oklahoma City	OK	73179 US	9/27/2024
Rebekah Switala	Oklahoma City	OK	73159 US	9/27/2024
eric albrecht	Oklahoma City	OK	73169 US	9/27/2024
Danielle Leonard	Oklahoma City	OK	7364 US	9/27/2024
Jerica Ruhl	Oklahoma City	OK	73122 US	9/27/2024
Dora Hernández-Maness	Oklahoma City	OK	73179 US	9/27/2024
Michelle Adams	Oklahoma City	OK	73139 US	9/27/2024
Juana María Carrillo González	Oklahoma City	OK	73170 US	9/27/2024
Rustin Horner	Oklahoma City	OK	73179 US	9/27/2024
Misty Penney	Yukon	OK	73099 US	9/27/2024
Eric Penney	Oklahoma City	OK	73179 US	9/27/2024
Lacie Sights	Oklahoma City	OK	73179 US	9/27/2024
Peggy Thompson	Mustang	OK	73064 US	9/27/2024
Laura Gonzales	Oklahoma City	OK	73179 US	9/27/2024
Jandra Honeman	Yukon	OK	73099 US	9/28/2024
Erin Velders	Oklahoma City	OK	73127 US	9/28/2024
Kaci Nichols	Oklahoma city	OK	73169 US	9/28/2024
Mandy Mills	Oklahoma City	OK	73169 US	9/28/2024
Chris Comtreras	Oklahoma city	OK	73179 US	9/28/2024
Stacy Mattingly	Yukon	OK	73099 US	9/28/2024
Sara Warren	Oklahoma City	OK	73179 US	9/28/2024
Hollie Holtzman	Aurora	CO	80013 US	9/28/2024
Michael Benson	Oklahoma City	OK	73119 US	9/28/2024
Stacey Schinske	Oklahoma City	OK	73169 US	9/28/2024
Amy Nichols	Oklahoma City	OK	73169 US	9/28/2024
Kylie Jackson	Oklahoma City	OK	73169 US	9/28/2024
Terri Sanders	Oklahoma	OK	73159 US	9/28/2024
Hassan Paria			US	9/28/2024
JustANerdyGuy .		DE	US	9/28/2024
Victoria A Hall-Hooks	Oklahoma City	OK	73116 US	9/28/2024
Brittany Gibson	Oklahoma City	OK	73064 US	9/28/2024
Jami Webb	Oklahoma City	OK	73179 US	9/28/2024
Jamey Little	Oklahoma city	OK	73179 US	9/28/2024
Amy Bailey	Okc	OK	73128 US	9/28/2024
Mariah Hudson	Las Vegas	NV	89118 US	9/28/2024
Ben Thompson	Overland Park	KS	66212 US	9/28/2024
TAMELA ALEXANDER	Oklahoma City	OK	73179 US	9/28/2024
Emily Emberson	Oklahoma City	OK	73132 US	9/28/2024
Talon Wright	Oklahoma City	OK	73179 US	9/29/2024
Jon Jay	Mustang	OK	73064 US	9/29/2024
Ryan Bland	Midland	TX	79705 US	9/29/2024

Alana Preziosi	Swedesboro	NJ	8085	US	9/29/2024
Matthew Mortiere	Oklahoma City	OK	73179	US	9/29/2024
Amber Hawkins	Oklahoma City	OK	73179	US	9/29/2024
Brooke Wright	Oklahoma City	OK	73108	US	9/29/2024
Jayne Andrews	Yukon	OK	73099	US	9/29/2024
Briana Bridgett	Oklahoma City	OK	73179	US	9/29/2024
Alyssa Hamburg	Oklahoma City	OK	73179	US	9/29/2024
derek hamburg	Oklahoma City	OK	73179	US	9/29/2024
Alan Vo	Oklahoma City	OK	73179	US	9/29/2024
Bryan Vo	Oklahoma City	OK	73179	US	9/29/2024
Monica Burdine	Oklahoma City	OK	73179	US	9/29/2024
Jennifer Jones				US	9/29/2024
Erica Mena	Idaho Falls	ID	82401	US	9/29/2024
Kathy Delgado	Oklahoma City	OK	73128	US	9/29/2024
Karen Wolverton	Philadelphia	PA	19150	US	9/29/2024
Janice Jay	Tulsa	OK	74145	US	9/29/2024
William Dudgeon	Oklahoma City	OK	73120	US	9/29/2024
Emmanuel Birch	Lexington	NC	27295	US	9/29/2024
Jason Vo	Oklahoma City	OK	73179	US	9/29/2024
Carla Martin	Oklahoma City	OK	7310	US	9/29/2024
Maddie Harris				US	9/29/2024
Bryan Rue	Oklahoma City	OK	73179	US	9/29/2024
Vincent Somma	Chula Vista	CA	91910	US	9/30/2024
Julie Daniels	Oklahoma City	OK	73179	US	9/30/2024
Doretha Wall	OKC	OK	73169	US	9/30/2024
Hannah Carlson	Oklahoma City	OK	73169	US	9/30/2024
Carrir Kunhart	Oklahoma City	OK	73179	US	9/30/2024
Rodolfo Carrillo	Oklahoma City	OK	73108	US	9/30/2024
Khaled Sowadah	Las Vegas	NV	89101	US	9/30/2024
Kyle Perkins	Houston	TX	77095	US	9/30/2024
Elizabeth Duren	Mustang	OK	73064	US	9/30/2024
jennifer Long	Oklahoma City	OK	73179	US	9/30/2024
Pamela Holdted	Yukon	OK	73099	US	9/30/2024
Robert Long	Oklahoma City	OK	73179	US	9/30/2024
Ross Duren	Mustang	OK	73064	US	9/30/2024
Dennis Mathew	yukon	OK	73099	US	9/30/2024
Brie Burton	Yukon	OK	73099	US	9/30/2024
Crystal McCready	Oklahoma City	OK	73104	US	9/30/2024
Terri Butler	Mustang	OK	73064	US	9/30/2024
Joe Fetterman	Oklahoma City	OK	73179	US	9/30/2024
Donell Childers	Oklahoma City	OK	73108	US	9/30/2024
Anthony Teeters	Oklahoma City	OK	73127	US	9/30/2024
Jerika Fondevilla-Welch	Oklahoma City	OK	73108	US	9/30/2024
Tomas Ledezma	Oklahoma City	OK	73123	US	9/30/2024

Rachel Collins	Mustang	OK	73064 US	9/30/2024
Nancy Pallace	Oklahoma City	OK	73179 US	9/30/2024
Jessica Crawford	Minco	OK	73059 US	9/30/2024
Ryan Nostrud	Yukon	OK	73099 US	9/30/2024
Bryan Huddleston	Oklahoma City	OK	73179 US	9/30/2024
Diego Rosales	Oklahoma City	OK	73127 US	9/30/2024
Madeline Berning	Mustang	OK	73064 US	9/30/2024
David Paulson	Yukon	OK	73099 US	9/30/2024
Latasha Gause	Mustang	OK	73064 US	9/30/2024
Joanna Link	Yukon	OK	73099 US	9/30/2024
ryan estrada	Oklahoma City	OK	73108 US	9/30/2024
Brandi Jennings	Mustang	OK	73064 US	9/30/2024
Brian McCulloch	Oklahoma City	OK	73179 US	9/30/2024
Mitzi McCulloch	Oklahoma City	OK	73127 US	9/30/2024
Katie McCulloch	Choctaw	OK	73179 US	9/30/2024
Lisha Smathers	Mustang	OK	73064 US	9/30/2024
Albert Vela	Okc	OK	73169 US	9/30/2024
Kim Binder	Mustang	OK	73064 US	9/30/2024
Mark Binder	Mustang	OK	73064 US	9/30/2024
Ben Loney	Seattle	WA	98160 US	9/30/2024
Cierra Rawls	Los Angeles	CA	90008 US	10/1/2024
karina jacobob	Pittsburg	CA	94565 US	10/1/2024
Ariadne Navarro	MUSTANG	OK	73179 US	10/1/2024
Antonio Navarro	Dallas	TX	75228 US	10/1/2024
Susan Wells	Oklahoma City	OK	73127 US	10/1/2024
serita wickwire	Overland Park	KS	66221 US	10/1/2024
Katelyn Perkins	Mustang	OK	73064 US	10/1/2024
jeffrey swonger	Oklahoma City	OK	73064 US	10/2/2024

## Johnson, Thad A

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**From:** Shelbi Gardner <shelbi.gardner93@gmail.com>  
**Sent:** Monday, September 23, 2024 9:41 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Case Number PUD 2033 Rezoning Proposal- OPPOSED

You don't often get email from shelbi.gardner93@gmail.com. [Learn why this is important](#)

I am writing to express my strong opposition of Case number PUD2033, the proposed rezoning at 6401 Shiloh Blvd. Oklahoma City, Oklahoma 73179. This will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause safety issues, create even more problems with schools that are already at max capacity/over capacity, and potentially lower the property values of the existing area.

Safety and privacy issues will rise as the proposed multi-family apartments will be overlooking neighborhood backyards. It is never appropriate and should not be approved for multi-family apartments to have access to view anyone's backyards or inside their homes.

Schools in the area are already at max/over capacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal.

Property values are likely to go down in the area if multi-family apartments are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area.

I was disappointed on the amount of notices were mailed. There was no indication of where the notifications were sent, but surrounding neighborhoods have come to conclusion that most residents did not receive a letter.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by most, if not all. Thank you for your continued service and support of our communities.

Thank you,  
Shelbi Gardner

## Johnson, Thad A

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**From:** taylor.bowdish@gmail.com  
**Sent:** Wednesday, October 2, 2024 2:26 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Case PUD - 2033

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

Dear Members of the Planning Commission,

I am writing to express my opposition to the proposed rezoning of PUD-1933 and the proposal of the multi-family units to be built on the aforementioned site. I believe this change would have significant negative impacts on our community for several reasons.

Firstly, the proposed rezoning is likely to increase traffic congestion in an already busy area, posing safety concerns. The infrastructure is not equipped to handle the increased volume of vehicles that would result from this development. Including the extremely high safety risk of turning north onto Highway 152 from the proposed exit. Since this property is not at the corner of this intersection it would be extremely difficult to erect an additional stop light for safe left turns since it would be so close to the existing one. In addition, turning east onto SW 59th St to try and then go north on SH 152 is also extremely dangerous. This intersection is already bottle necked due to the high amount of traffic that goes north in the mornings on 152 during rush hours and the congestion it would cause would be detrimental to the existing residents and businesses in the area.

Secondly, this change could lead to a decline in property values in our neighborhood. Many residents have invested in their homes and the community, and introducing this multi-family unit could detract from the character of our area, making it less desirable for current and future homeowners. Especially, since their current plans have a building with windows facing the backyards of several neighbors. The proposed unit is 4 stories tall and since most existing homes in the area are 1-1.5 stories I believe this to be an invasion of privacy. The neighbors also have a utility easement running next to their fence line and are unable to plant privacy landscaping without the possibility of the utilities from removing them in the future. The power lines that run overhead the fence lines could also pose a risk to other residents and businesses if large trees were placed for privacy on either side of the fence noting that there is a 30ft landscaping barrier mentioned in the proposal. I do not believe that to be sufficient enough for the privacy of the existing neighbors or the safety of possible storms or landscaping overgrowth that could be planted.

Additionally, I am concerned about the potential impact of the proposed development on the nearby school system. Although this is an Oklahoma City property the most likely school district that will service this multi-family unit will be the Mustang Public School system. In particular, the closest elementary school, Prairie View Elementary, is already overpopulated. The 4th grade class is entirely in portable buildings which is not the best environment for these students. My son's Kindergarten class has 25 students in it and not enough cubbies for each one of them to have their own. 3 new build residential neighborhoods have already been approved and started as well that will continue to put pressure on this school and the school district. I understand the need for affordable housing in the area, but the negative implications far outweigh the positives for this rezoning request.



Lastly, I urge the commission to consider the long-term implications of this decision. The community deserves a voice in shaping its future, and I believe that maintaining our current zoning is essential for preserving the quality of life that we cherish. Not to mention, this PUD was already rezoned in April of this year to commercial multi purpose with no objection from the neighboring community and less than 6 months later we are going through rezoning “whiplash” as this request has been proposed.

Thank you for considering my views on this important matter. I hope you will take our community's concerns into account and reject the proposed rezoning. Currently, we have almost 200 registered voters that have signed a petition against this rezoning and have reached out to Councilwoman Peck and Senator Rosino expressing our concerns. We hope our cries will not fall upon deaf ears.

Petition -

[https://www.change.org/p/stop-the-construction-of-4-story-apartments-behind-bentwood-creek-neighborhood-8b0c221f-5d7b-4c38-b4d2-c85b60714183?recruiter=1352224789&recruited\\_by\\_id=fd449170-7bae-11ef-bd92-ed96e1424a63&utm\\_source=share\\_petition&utm\\_campaign=share\\_for\\_starters\\_page&utm\\_medium=copylink](https://www.change.org/p/stop-the-construction-of-4-story-apartments-behind-bentwood-creek-neighborhood-8b0c221f-5d7b-4c38-b4d2-c85b60714183?recruiter=1352224789&recruited_by_id=fd449170-7bae-11ef-bd92-ed96e1424a63&utm_source=share_petition&utm_campaign=share_for_starters_page&utm_medium=copylink)

Sincerely,

Taylor Humphrey  
6420 Bentley Dr  
OKC, OK 73169

## Johnson, Thad A

---

**From:** Roxy Kostuck <rkostuck@cox.net>  
**Sent:** Friday, October 4, 2024 9:25 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2033 ADDRESS: 6401 Shiloh Boulevard

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

To Whom it May Concern:

I am writing to request the property at 6401 Shiloh Boulevard not be re-zoned for a multi-family residential use and development. I am a resident of the nearby neighborhood (St. James Pointe) and purchased our dream home 7 years ago based on the location. It is located on the edge of Southwest OKC and the edge of Mustang. It was selected as our dream location because of the ability to escape the hustle and bustle of OKC but have easy access to work on Hwy 152. We also love being in the Mustang School District and being able to get home without having to navigate traffic on HWY 152 between County Line Road and Mustang Road. We would like to keep it that way.

The proposed multi-family residential unit will bring so much more traffic and congestion to our area. There are far better options available that the current residents are begging to come to our area. For example, a coffee shop, etc.

Please do not approve WCW's re-zoning request.

Thank you,  
Roxy

## Petition Against PUD 2033: Zoning Change Proposal for Apartment Development

**Petition Against the Proposed Apartment Complex at 6401 Shiloh Blvd, Oklahoma City, Oklahoma.**

**To: Oklahoma City Planning Commission**

**We, the undersigned residents of Bent Wood Creek and surrounding areas, oppose the construction of the proposed apartment complex at:**

### **Reasons for Opposition:**

1. **\*Privacy Concerns:** The proposed apartment complex will enable residents to overlook our backyards, compromising our privacy and quiet enjoyment of our homes.
2. **Increased Traffic Congestion:** The addition of an apartment complex will significantly increase traffic in our neighborhood, leading to safety concerns for pedestrians and cyclists, especially near schools and parks.
3. **Strain on Local Resources:** Our current infrastructure, including **SCHOOLS**, parks, and emergency services, is already stretched thin. The influx of new residents will exacerbate these issues.
4. **Environmental Impact:** Construction and increased population density can harm local wildlife, green spaces, and overall neighborhood aesthetics.
5. **Loss of Community Character:** The proposed complex does not align with the existing architectural style and community values of our neighborhood, potentially lowering property values and community appeal.
6. **Noise and Disruption:** Construction and the ongoing presence of more residents will increase noise levels, disrupting the quality of life for current residents.<sup>1</sup>

### **Call to Action:**




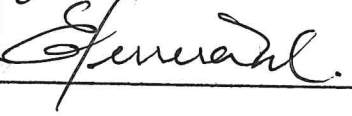
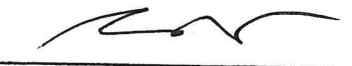
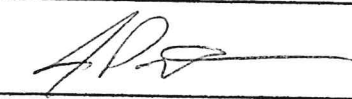
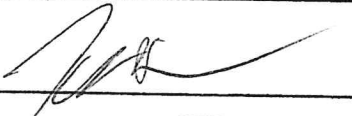


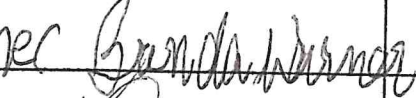

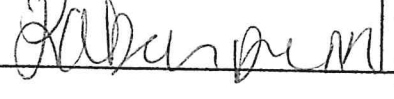
We respectfully urge the Oklahoma City Planning Commission to reconsider the approval of this project and to prioritize the needs and concerns of the current residents of Bent Wood Creek and surrounding areas.

### **Signatures:**

Please provide your name, address, and any additional comments below.


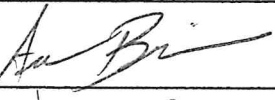

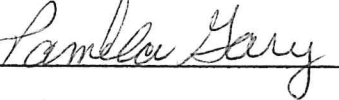
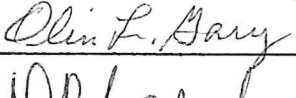
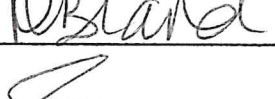


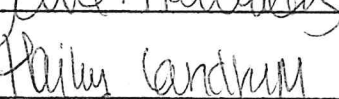
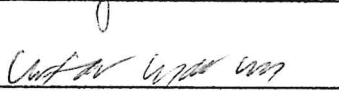


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Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development

Name	Signature	Address	Phone
JAMES MICHAEL BENSON		6101 WHISPERING GROVE DRIVE OKC OK 73169	580 278 6746
Angelina Rose Benson		6101 Whispering Grove Drive OKC OK 73169	(405) 740-3203
JACQUELYN BENSON		6101 Whispering Grove Drive OKC, OK 73169	(405) 278-4526
Bother Herrera		6416 Bentley Dr OKC, OK 73169	(239) 822-2704
SHANNON CERECERIZ		6416 Bentley Dr. OKC	(239)-272-0159
JASON PALMETER		6413 Bentley Dr. OKC	405) 615-4110
Travis Bility		6408 Bentley Dr. OKC	405 785-7586
Julie Daniels		6408 Bentley Dr. OKC	405-414-4981
Sarah Hillman		6404 Bentley Dr	405 473 2393
Brenda Warner		6208 Bentley dr.	405-520-0936
Kevin Warner		6208 Bentley dr	405 520 5192
Lalanda Dunn		10313 Bentley Dr. OKC	405-318-1646




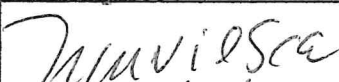
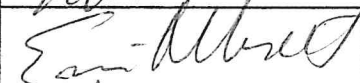


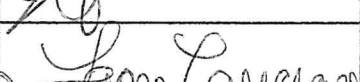
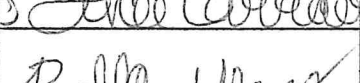

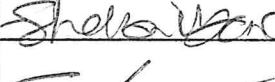

Lalanda Dunn

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

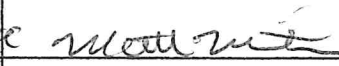
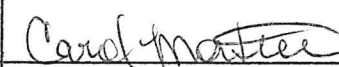
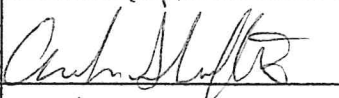

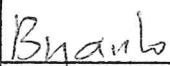



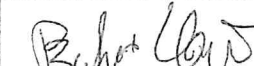
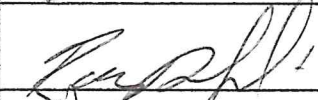
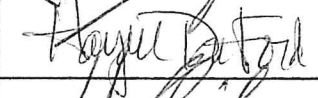
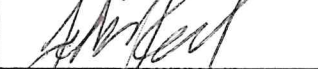
Name	Signature	Address	Phone
Patricia Dunn		6313 Bentley Drive	918-721-5743
Asron Bird		6401 Bentley Dr. OKC 73169	405-239-0016
Hailey Bird		6401 Bentley Dr. OKC 73169	405-761-5285
Pamela Gary		6405 Bentley Dr OKC 73169	817-688-4069
Olin L. Gary		6405 Bentley Dr. OKC, OK 73169	817-688-4069
Dana Bland		6501 Bentley Dr. OKC, OK 73169	405-420-1811
Scott Hawke		6521 Bentley Dr. OKC, OK	405-517-9600
Adrian Hodson		6525 Bentley Dr. OKC, OK.	405 550 9488
Rene MacNott		6525 Bentley Dr OKC, OK.	405 626 4841
Hailey Landrum		6541 Bentley Dr OKC, OK	405-845-4442
Carter Landrum		6541 Bentley Dr OKC, OK	972-971-2291
Brenda Skaggs		8601 SW. 66 <sup>th</sup> Blvd, OK 73169	405-820-1772



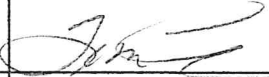

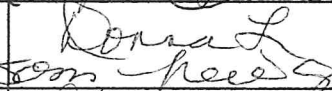
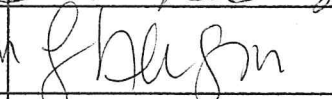
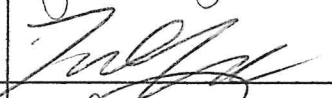

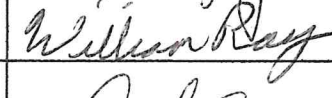
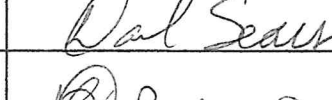
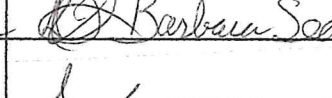
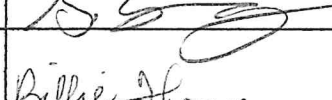

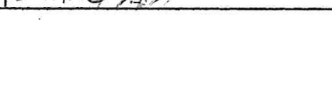
**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

Name	Signature	Address	Phone
JEAN YOST		6614 Bentley Drive OKC, OK 73169	4054102915
Eilda Abraham		6612 Bentley Dr. OKC, OK 73169	4055107675
SIXTO VIEIRA		6608 BENTLEY DR. OKC, OK 73169	405-249-1823
Tran Do-Viesca		6608 Bentley Dr OKC, OK 73169	405-215-6643
Eric Albrecht		8604 SW 65 <sup>th</sup>	210 833 7482
Laura Gonzalez		8608 SW 66 <sup>th</sup> OKC, OK 73169	937-414-3373
NICHOLAS CARRAO		6600 BENTLEY DRIVE OKC OK 73169	405- <del>245</del> -5546
Lacee Carrao		same ↓	405 245 0726
Bella Glass		same ↓	405-615-7091
Shelbi Gardner		8600 SW 65 <sup>th</sup> St. OKC 73169	405-519-4302
Sason Gardner		8600 SW 65 <sup>th</sup> St. OKC 73169	405 313 5158
Marilyn Gillette		6536 Bentley Dr. OKC 73169	978-988-7029

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**




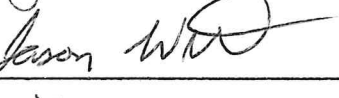
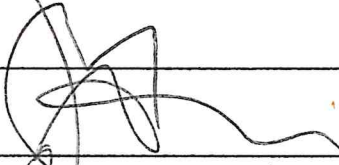
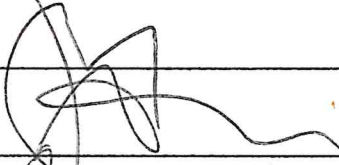


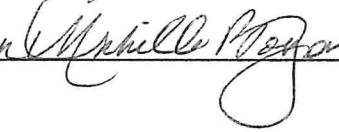
Name	Signature	Address	Phone
Matthew Mortiere		6524 Bentley Dr	580 512 1219
Carol Mortiere		6524 Bentley Dr	(580) 704-4808
Andi Shoffit		6516 Bentley Dr.	(580) 467-2524
Chris Street		6516 Bentley Dr.	405 264-3399
BRYAN VO		6508 Bentley Dr	832-567-2939
Alan Vo		6508 Bentley Dr	405-250-1616
Jason Vo		6508 Bentley Dr	405-397-7319
TALON WRICHT		6424 BENTLEY DR.	719-696-4590
BROCK WRICHT		6424 BENTLEY DR	405-420-6554
Randy Duford		6417 Bentley Dr.	405-414-4062
Haydee Duford		6417 Bentley Dr	404-921-9533
Joshua Reil		4704 Pyrope Ln	405-413-5210

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

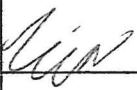

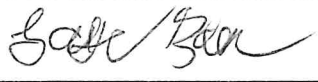
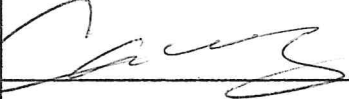
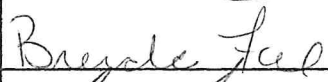

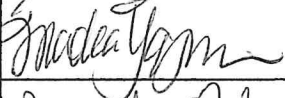
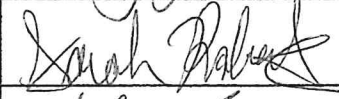




Name	Signature	Address	Phone
Tim Eades		6405 Bedford Dr	405-640-4425
Helen Newsom		6213 Bentonwood Dr	
Donna Newsom		6213 Bentonwood Dr	719-530-1521
Laura Newsom		6013 Bentonwood Dr.	405-974-1238
Tim Frakes		6301 Bentonwood DR	405-650-7137
Deborah Ray		6300 Bentonwood Drive	405-613-9950
William Ray		6300 Bentonwood Drive	405-613-9588
David Sears		6309 Bentonwood Dr.	(405) 590-4521
Barbara Sears		6309 Bentonwood Dr.	(405) 659-4182
Gerald Young		6312 Bentonwood Dr	(405) 549-6118
Billie Thompson		6401 Bentonwood Dr.	405-205-8999
David Thompson		6401 BENTWOOD Dr	(405) 431-9819



**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**



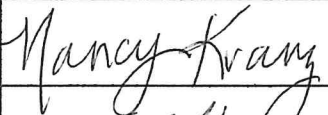

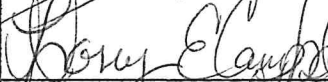

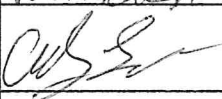
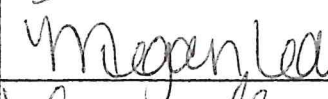
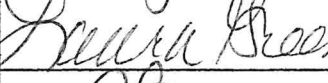

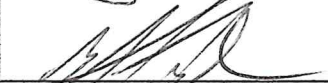

Name	Signature	Address	Phone
April Mendez		6400 Bent Wood	330 354 3207
Daniela Esp	Daniela Esp	6408 Bentwood	405-493-5662
Mikaela Espinoza	mikaela esp	6408 Bentwood	405 305 9061
Warren Adams		6405 Bentwood Dr	817 875 2447
WARREN ADAMS		6405 BENTWOOD DR	405-510-6288
Jill Webster	Jill Webster	6409 Bent Wood Dr.	405-503-1352
Jason Webster		6409 Bentwood Dr	405 503 3238
Jason Wells		6413 BENTWOOD DR	918.944.3099
Abby Wells		6413 BentWOOD Dr.	918 906 1979
Jared Loggins		6416 Bent Wood Dr	405-431-9345
Chris Bozeman		6421 Bentwood Dr.	
Michelle Bozeman		6421 Bentwood Dr	405-655-3906

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

Name	Signature	Address	Phone
Kip Carter		4005 Ranchwood Blvd 1044	405-428-6954
Dylan McCollum		11501 Lochwood Dr 316 Yukon, OK	405-968-6040
Sage Reisman		1113 Valley Forge Dr.	405-223-3405
Carlos Mancoske		1113 Valley Forge Dr.	405-446-2456
Brenna Fox		6509 Bentley Dr, OKC, 73169	405-532-4933
Jason Snodgrass		6424 Bentwood drive OKC OK 73169	405-206-7813
Madea Yagniew		1425 Bentwood Dr. OKC, 73169	405-818-2258
Sarah Roberts		6500 Bentwood Dr OKC 73169	816 783 0952
Stephen Roberts		6500 Bentwood Dr OKC 73169	816 783 7393
Chandler Mathews		6508 Bentwood Dr OKC 73169	405 323 2704
Cristina Mathews		6508 Bentwood Dr OKC 73169	405 488 5332
Mark Rischard		6505 Bentwood Dr. OKC 73169	405-412-9711



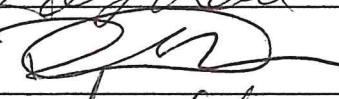
**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

Name	Signature	Address	Phone
Moe Akbarian		6509 bentwood Dr	405-410-2626
Alice Danesh		6509 bentwood Drive	405-532-9368
Nancy Kranz		6513 Bentwood Dr	605-520-7886
Jeff Kranz		6513 Bentwood Dr	605-520-7887
Larry Campbell		6525 Bentwood Dr	405-905-2001
Veronica Campbell		6525 Bentwood Dr	405-637-1017
Cody Leake		6516 Bentwood Dr	405-471-7461
Megan Leake		6516 Bentwood Dr.	580-541-5353
Laura Green		6528 Bentwood DR OKC	405-640-2421
RICHARD GREEN		6528 BENTWOOD DR OKC	405-464-7445
Michael Toland		6524 Bentwood Dr	405-441-9250
Maci Davidson		6529 Bentwood Dr, OKC	405-761-8981

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

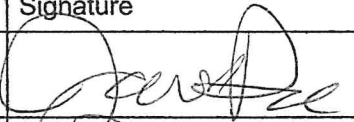
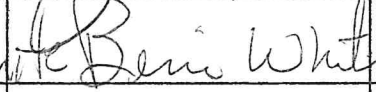
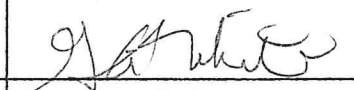


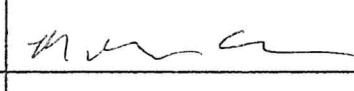

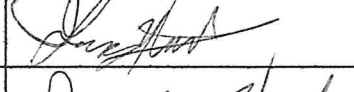
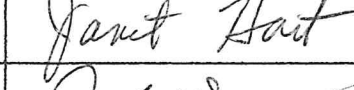
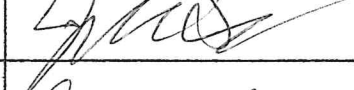
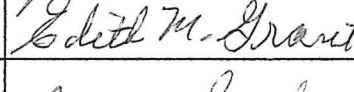
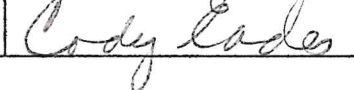
Name	Signature	Address	Phone
Blake Davidson	<i>Blake Davidson</i>	6529 Bent wood Dr	(405) 740-5426
Alex Friesse	<i>ali Frie</i>	6536 Bent wood Dr	(405) 3616002
Heath Mitchell	<i>Heath Mitchell</i>	6540 Bentwood Dr	(580) 339-0654
<del>Heath Mitchell</del>			
Karley Mitchell	<i>Karley Mitchell</i>	6540 Bentwood Dr	(580) 374-4217
Christopher Koker	<i>Christopher Koker</i>	6504 Bent Wood Dr	405-693-1892
Nathan Hawkins	<i>Nathan Hawkins</i>	6412 Bent Wood Dr	405-365-7107
Staci Hewitt-Bivins	<i>Staci Hewitt-Bivins</i>	6308 Bent Wood Dr	405-694-8803
Ashley Monte	<i>Ashley Monte</i>	6505 Bentley Drive	
Jesus Carrillo	<i>J Raul Canale</i>	6412 Bentley Dr. <sup>OKC, OK</sup> 73169	405-201-7356

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

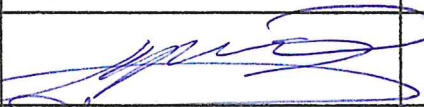


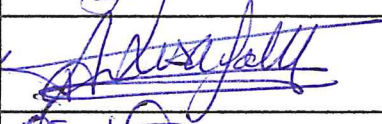
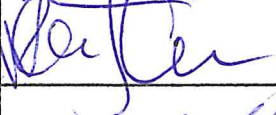

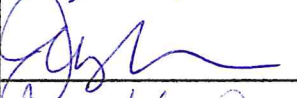
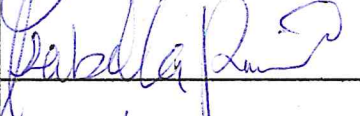
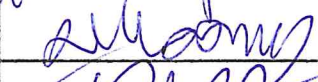

Name	Signature	Address	Phone
Vanessa mason	Vanessa Mason	6200 S. County Line Rd, OKC OK 73169	405 623 4897
Doretha Wall	Doretha Wall	6300 S. County Line Rd, OKC, 73169	405 919-5101
Gary Wall	Gary Wall	6300 S. County Line Rd, OKC 73169	405-919-0536
DANIEL MASON		6200 S County line OKC OK 73169	405 795 7599
Matt Schinske	Matt Schinske	8612 SW 65 <sup>th</sup> St., OKC, OK 73169	405.802.9549
Stacey E. Schinske	Stacey E. Schinske	8612 SW 65 <sup>th</sup> St. OKC, OK 73169	405-473-3460
Michele Ellis	Michele Ellis	6313 Whispering Grove OKC 73169	405-812-3605
Kimberly Wagner	Kimberly Wagner	8713 SW 66 <sup>th</sup> Pl OKC OK 73169	405-209-8921
Gerald Wagner	Gerald Wagner	8713 SW 66 <sup>th</sup> place OKC OK 73169	405-973-5500
Katie Carrillo	Katie Carrillo	6412 Bentley Dr. OKC 73169	405-243-6765



## Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development

Name	Signature	Address	Phone
Jackie Reil		4704 Pyrope Ln. OKC, OK 73179	(405) 413-5210
Bernice White		6500 S. Coonly OKC, OK	405-745-2663
George White		6500 S. Coonly Line Rd OKC 73169	405 745 2443
Arnell Schahner		6004 Bent Wood Dr OKC OK 73169	239-262-2255
Dean Schahner		6004 Bent Wood Dr OKC OK 73169	239-919-6913
Mercedith Crowe		6001 Brookton Place OKC, OK 73169	405-517-1249
James Crowe		6001 Bent Wood Dr 73169	405 394 3880
Larry Hart		6005 Bent Wood Dr 73169	405-306-4159
Janet Hart		6005 Bent Wood Dr OKC	405-227-8496
JOSEPH STIEFER		6200 BENT WOOD DR. OKC	405-408-3080
EDITH GRANT		6200 BENT WOOD DR OKC	918-424-4238
Cody Eades		6205 Bentwood	405-640-4425

Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development

Name	Signature	Address	Phone
Jaquelin Goono		6512 BENTWOOD VILLAS DR UNIT A	810-498-5115
SHANE LEMAR		6585 BENTWOOD VILLAS DR UNIT B	—
Dylan Ramsey	D. Ramsey	6509 Bentwood villas dr. #A	405-593-2722
Candice Ramsey	C. Ramsey	6509 Bentwood Villages #A. 6509	405. 9741822
BonBacar Diop		6504 Bentwood villas Dr #A	405-234-0173
Donia-lisa Falt		6504 Bentwood villas DR	405 986 7365
Wenona Journey		6500 Bentwood Villas DR	405 655 9265
Christopher Hickman		4500 Bentwood Villas Dr	918-718-1605
Jenay Hickman		4500 Bentwood Villas Dr	918718-1463
Isabella Perkins		6501 Bentwood villas Dr	405-655-6275
Amber		6509 Bentwood villas Dr	719360 6016
James		6509 Bentwood Villas Dr.	720-989-5655

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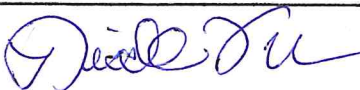



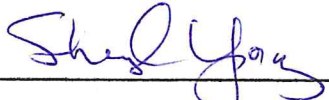
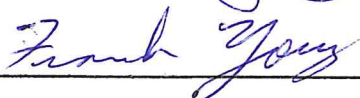
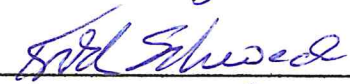
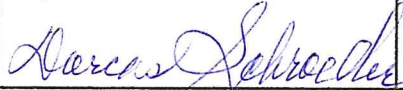

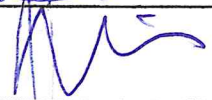



6601 BENTWOOD  
VILLAS DR.

(405) 406-2889

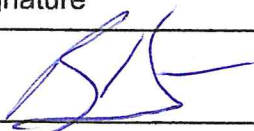
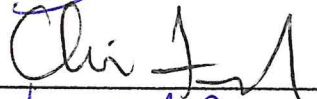
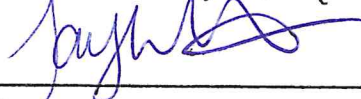

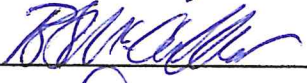


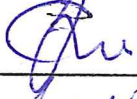

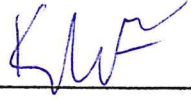


**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

Name	Signature	Address	Phone
Nicole Vance		6201 Bentwood Dr. OKC OK 73169	573-268-0722
Tyler Vance	TV	6201 Bentwood Dr. OKC OK 73169	573-424-9090
Kendra Glass		17 N Greengate Dr YUKON OK 73099	405-639-7823
Jim Croom		6528A Bentwood Villas Dr. OKC OK 73169	405-655-0102
Sharon Croom		6528A Bentwood Villas Dr. OKC OK 73169	405-394-1351
Sheryl Young		6513 B Bentwood Villas OKC 73169	580 303 0487
Frank Young		6513 B Bentwood Villas OKC OK 73169	580 303 0086
Karl Schroeder		6517 A Bentwood Villas Dr OKC OK 73169	405-496-4864
Jorcas Schroeder		6517 A Bentwood Villas Dr OKC OK	405-496-4813
Belinda Spencer		6515 A Bentwood Villas OKC OKC OK	817-680-7230
Donna M. Her		<del>6512</del> 6512 Bentwood Villas PR	972 510-9606
Brent Zaddox		6512 BENTWOOD VILLAS DE UNIT A	248-971-9448



Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development

Name	Signature	Address	Phone
Brian Houze		6000 Bentley Dr	4055038769
Chris Feeland		6017 Shiloh Blvd,	405 834 4680
Taylor Humphrey		6420 Bentley Dr	405-466-5486
Daniel Humphrey		6420 Bentley Dr	405-766-2501
Brian McCulloch		3405 Chestfield Pl. OKC OK 73179	405.550.7843
Amanda Spencer		6312 Bentley Dr. OKC, OK <sup>73169</sup>	580-564-5930
Bobby Spencer		6312 Bentley Dr OKC, OK 73169	(405) 496-1764
Elizabeth Ado		6517 Bentley Dr <sup>73169</sup> OKC	4054309154
Joseph Fetterman		6409 Bentley dr 73169	405.365-2890
Kanya Fetterman		6409 Bentley dr 73169	405.305-2890

**Continuation of Petition Against PUD 2033: Zoning Change Proposal for Apartment Development**

Name	Signature	Address	Phone
Abigail Nunez	Abigail Nunez	6400 Bentley Dr. Oklahoma City OK 73169	(405) 778-9569
Mario Nunez	M Nunez	6400 Bentley Dr. Oklahoma City OK 73169	(405) 778-9560
A.K. Williams	A.K. Williams	6101 Bentwood Dr OKLA City, OK 73169	(405) 365-8819
Sarah Boedecker	Sarah Boedecker	6300 Bentley Dr. Oklahoma City, OK 73169	405-823-3821
Claudia Rodriguez	Claudia Rodriguez	6304 Bentley Dr. OKC, OK, 73169	405-819-5088
Michael Rodriguez	Michael Rodriguez	6304 Bentley Dr OKC, 73169	405-819-5088
Connie Coppinger	C. Coppinger	6308 Bentley Dr OKC 73169	405-255-9550
Amanda Mauldin	Amanda Mauldin	6309 Bentley Dr, OKC 73169	405-695-1488
Corey Olthman	Corey Olthman	6201 Bentley Dr. OKC 73169	405-361-1553
Beverly Townsend	Beverly Townsend	6100 Bentley Dr., OKC 73169	405-640-1284
Regan Poppell	Regan Poppell	6500 Bentley Dr OKC 73169	405-603-3607
Renner Jantz	R. Jantz	9837 SW 91 <sup>th</sup> St, OKC, OK 73169	405-324-6976



## Johnson, Thad A

---

**From:** Carrie Ray <carrie.e.ray@gmail.com>  
**Sent:** Friday, September 27, 2024 12:44 PM  
**To:** Ward3  
**Cc:** dmbox@wbfbllaw.com; PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2033

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

*Dear Sir/Madam,*

*I am writing to express my strong opposition to the proposed housing development near our neighborhood (case #PUD-2033). While I understand the need for affordable housing, I believe that this project would have a detrimental impact on our community. We purchased our home to live in a quiet neighborhood, away from the hustle and bustle of typical city life -- not to live next to rental properties or apartments.*

*First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion and noise pollution. Traffic in this area has become increasingly busy, with the increase in population in OKC and its surrounding areas in general, as well as the completion of the turnpike expansion several years ago. Vehicle and foot traffic will increase exponentially if rezoning is permitted. You may not realize this, but the majority of the units in the proposed development would be overlooking the backyards in the Bent Wood Creek neighborhood, thus increasing our lack of privacy. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.*

*Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.*

*Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.*

*In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.*

*Sincerely,  
Carrie Ray*

## Johnson, Thad A

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**From:** Johnson, Thad A  
**Sent:** Friday, December 6, 2024 2:22 PM  
**To:** Johnson, Thad A  
**Subject:** FW: PUD-2033 ---- Protest

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**From:** Jerry Wagner <[jwagner4psu@gmail.com](mailto:jwagner4psu@gmail.com)>  
**Sent:** Friday, December 6, 2024 12:42 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Subject:** Re: PUD-2033 ---- Protest

You don't often get email from [jwagner4psu@gmail.com](mailto:jwagner4psu@gmail.com). [Learn why this is important](#)

Councilwoman Barbara Peck and other council members,

I am Jerry Wagner and I live at 8713 SW 66th Place OKC, OK 73169

I am writing in protest of the PUD-2033 Application by WRW,LLC.

I attended the planning commission meeting on 11/14 but after 4 hours and waiting through all the discussion on Item #10 (The Accessory Dwelling recommendation) I had other obligations to attend to.

I am very concerned about several things that would be impacted by the approval of the application.

1. The readiness of that area being able to handle the addition of hundreds of students to the Mustang schools

2. The quality of life it would present for its tenants.

a. The area is not accessible to any local public transportation.

b. The availability of utilities for this area to absorb the number of new requirements.

c. The access to areas for children to be outside and have physical activity opportunities to live a healthy lifestyle.

3. The safety with the traffic on Hwy 152 with the wide and oversize load activity, and the utility access.

a. This route is used by large transportation vehicles to avoid the weigh station located on I-40.

b. The overuse of this route for folks traveling too and from work in OKC from Mustang, Tuttle, Minco, El Reno etc.

c. The lack of traffic control lights to help with traffic safety.

d. The lack of 1st responder personnel with the location on the far edge of both the Oklahoma City and Mustang areas. Who will be responsible for this area?

How would you recommend I proceed to make sure my representatives understand my concerns?

Very Respectfully,

Jerry Wagner

405-973-5500

## Johnson, Thad A

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**From:** Gary Wall <clopen42@hotmail.com>  
**Sent:** Monday, October 21, 2024 10:19 PM  
**To:** Ward3; PL, Subdivision and Zoning  
**Cc:** George & Bernice White; Dmase32@yahoo.com  
**Subject:** Fwd: PUD 2033

Some people who received this message don't often get email from clopen42@hotmail.com. [Learn why this is important](#)

Sent from my iPad

**From:** Gary Wall <Clopen42@hotmail.com>  
**Date:** Oct 21, 2024  
**To:** Ward3 <ward3@okc.gov> subdivisionandzoning@okc.gov  
**Subject: PUD 2033**  
Councilwoman Barbara Peck,

After attending the Oct 9, 2024 meeting and careful consideration, we and several neighbors in the Whispering Acres community (that abuts the west side of the Bentwood Creek community) have decided to join our neighbors and local community in seriously opposing this proposed zoning change. We are aware of the OKC leadership agenda to increase OKC population density and their rationale. However bringing a high density living complex into a well maintained, clean, low crime, residential neighborhood raises many valid concerns that several residents have already brought up: (1) Safety; increased cases of home burglaries and stolen children's toys and bicycles near apartment complexes), plus crime increasing in the apartment complex (as defined by actual data in related FBI and PD reports). (2) traffic and parking, (3) infrastructure failures, (4) increased stress on a now good school system that is already struggling with over crowding issues, and (5) depreciating property values.

Many of the people who live here actually moved here to get away from higher population density areas. It is not fair to them to now cancel their quality of life dream.

The current zoning was touted as a good plan when initiated. Why does it need changing now?

We respectfully suggest that there are already many areas (some in derelict condition) in OKC that the addition of new apartment complexes would actually improve the neighborhood and immediate surrounding community. We request you shift the focus to helping apartment complexes be an improvement rather than a detriment to a neighborhood. We also have observed several OKCPS facilities that appear underused or abandoned, which indicates the OKCPS system could better accommodate the population density increase.

OKC and the developers can still increase the population density; They just need to better evaluate the impact on the neighborhoods. There have already been apparent successes in increasing population density near the downtown and midtown areas, and still room for more. We are available to discuss/answer questions regarding this issue if needed.

Respectfully,

Gary and Doretha Wall @ Whispering acres.  
Sent from my iPad

## Johnson, Thad A

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**From:** Dianna Wheeler <dkw103065@icloud.com>  
**Sent:** Thursday, October 3, 2024 10:56 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD 2033

[You don't often get email from dkw103065@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My name is Dianna Wheeler, and I'm a homeowner in the Bent Wood Creek Subdivision. I am extremely concerned about the effects of a proposed 4 story apartment complex directly behind my home. This will almost certainly have a negative impact on our property value, as it will be right "in our backyard". The noise and traffic levels will increase, as well as the upper floors of the buildings will look directly into our yards. There is no fence or wall high enough to prevent that and protect our privacy. I understand the need for this type of housing, but I'm asking that you consider not ruining our property values by placing it directly behind us.

Sincerely,  
Dianna Wheeler  
6316 Bentley Drive  
OKC



## Johnson, Thad A

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**From:** Brenda Chaoomchaisiri-Wilson <brendacwilson512@gmail.com>  
**Sent:** Friday, October 4, 2024 11:06 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Re-zoning 6401 Shiloh Blvd.

[You don't often get email from brendacwilson512@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good Morning,

I am writing in response to the proposed re-zoning of 6401 Shiloh Blvd. to a multi-family residential use. I live in a neighborhood nearby this location and feel this rezoning would be a poor decision.

Our local school system can not handle this abrupt increase in residents. I know many teachers at Prairie View Elementary that speak upon the issue of rising class sizes. I saw this personally when my son's 4th grade class topped 28 students in the class.

The location also would literally look into the backyards of many houses of Bentwood Neighborhood. This would invade the privacy and security of many, that specifically moved to this area for these very reasons.

For the overall surrounding neighborhoods, the addition of a multi-story apartment complex would increase crime rates to our area.

I have lived in my house for 10 years and planned to stay for my forever home, however a change such as this would make me reconsider moving.

I feel before making a decision to rezone, please take into account the stance of the population of the people that live in the already established surrounding neighborhoods. I would think keeping the land for potential businesses will only enrich the area better, rather than piling in as many people into a space where the school infrastructure is already at its brink.

Thank you for your time and consideration of my concerns.

Best Regards,

Brenda Wilson