

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 2:40 pm, Apr 04, 2022*

-----Original Message-----

From: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
Sent: Monday, April 4, 2022 1:12 PM  
To: City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
Cc: Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
Subject: FW: Zoning Case SPUD-1387

See below.

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: Amanda Ratliff <[amandar66@yahoo.com](mailto:amandar66@yahoo.com)>  
> Sent: Monday, April 4, 2022 1:02 PM  
> To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
> Cc: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
> Subject: Zoning Case SPUD-1387  
>

My name is Amanda Ratliff Cleveland I would like to go on record

> saying that I am very concerned that these apartments would definitely  
> increase the noise and traffic in this area. We are already coping  
> with the noise coming from Santa Fe and from 19th st (booming stereos,  
> squealing tires, racing etc.) and that this complex would only  
> compound this problem. I also do not feel that the appropriate  
> infrastructure needed to accommodate these apartments is in place.  
> Traffic is continuously backed up and makes it difficult at times to  
> enter into the sunset neighborhood from Santa Fe or from 134th.  
> Furthermore, this area as well as Moore and OKC in general are  
> currently saturated with apartment complexes most of which have  
> openings therefore I fail to see the need in this project. Lastly, the  
> proximity of this complex to the sunset addition will lower property  
> values hurting every homeowner in this and other surrounding additions. Therefore, I feel that it is in  
the best interest of every Homeowner that this rezoning proposal be DENIED.  
>

> Thank You for Your Consideration  
> Amanda Ratliff Cleveland  
> 209 SW 137th Terrace  
> Oklahoma City, OK 73170

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 2:40 pm, Apr 04, 2022*

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Sent:** Monday, April 4, 2022 2:02 PM

**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>

**Subject:** FW: Zoning Case #SPUD-1387

See below.

Thad A. Johnson

Subdivision and Zoning Tech II

**From:** Nancy Roberts <[omni7405@cox.net](mailto:omni7405@cox.net)>

**Sent:** Monday, April 4, 2022 2:00 PM

**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Subject:** Zoning Case #SPUD-1387

Dear Mr. Greenwell,

My name is Nancy Roberts and I live at 13908 S Harvey Ave, Oklahoma City, OK 73170. This email is in reference to Zoning Case #SPUD-1387.

---

I am protesting the proposed rezoning of the 5 acre parcel of land located at the entrance of Santa Fe Sunset subdivision on the Southeast corner of SW 134<sup>th</sup> and Harvey Ave due to the fact that traffic volume on SW 134<sup>th</sup> is already high, and getting into/out of our neighborhood can be difficult. Our neighborhood already experiences a problem with traffic and speeding, and I would expect this to increase with the presence of an apartment complex at our neighborhood entrance. Any changes to the current zoning will only serve to increase traffic and safety problems, while likely decreasing property values.

I respectfully request that you consider the existing residents' concerns and opinions and, therefore, reject this zoning request.

Thank you,

Nancy Roberts

[omni7405@cox.net](mailto:omni7405@cox.net)

405-641-4876

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 12:05 pm, Apr 04, 2022

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Monday, April 4, 2022 11:56 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning Request for Apartments to be built on the SE corner of 134 and Harvey

SPUD-1387. See below.

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Tricia Perkins <[yarnatopia@gmail.com](mailto:yarnatopia@gmail.com)>  
**Sent:** Monday, April 4, 2022 11:41 AM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** Re: Zoning Request for Apartments to be built on the SE corner of 134 and Harvey

Council Member Greenwell,

First and foremost, I would like to thank you for the wonderful job you have been doing as our Councilman. I doubt seriously you remember me, but we graduated together from US Grant the same year. (Tricia Reeves now Perkins), but I digress.

My home for the past 22 years is in the neighborhood Santa Fe Sunset, just south of where this California Company is wanting to build apartments. There is already a huge problem with traffic through our housing addition. Drivers cut through to avoid the traffic light at the corner of SW 134 and Santa Fe. They treat SW 140 Terrace like they are on a speedway. It's a miracle that no children have been injured.

If these apartments are allowed to be built, this problem will be multiplied exponentially and our property values will plummet. I implore you to do everything in your power to stop this company from building here. There are plenty of other places for apartments to be built without causing problems for homeowners like us.

Thank you for your service to our fine city and for your consideration of this important issue! I truly appreciate what you have accomplished while you've been in office.

Sincerely,

Patricia Perkins (Tricia)  
405-620-2458  
216 SW 140 Terrace  
Oklahoma City, OK 73170  
Zoning Case SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 1:00 pm, Apr 04, 2022*

**Edward E. Greene  
13832 South Robinson Avenue  
Oklahoma City, Oklahoma 73170  
405. 436-9185**

April 4, 2022

Councilman David Greenway  
Via e-mail  
ward5@okc.gov

Dear Sir,

I am writing to express my serious concerns regarding the zoning request contained in zoning case **#SPUD-1387**. I feel that if approved the amount of traffic and noise will have a negative effect on the quality of life in our subdivision. Additionally, I believe there is a real threat to lower the property value of our homes.

This is a relatively safe and secure neighborhood, and I would appreciate keeping it that way. I fear the added presence of so many rental tenants could have a negative effect on our security

Thank you.

Sincerely

/s/ Edward E Greene  
Edward E. Greene

CC: subdivisionandzoning@okc.gov

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 4:53 pm, Apr 04, 2022

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Monday, April 4, 2022 3:08 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning case # SPUD-1387

See below.

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Itsnmynature <[itsdorma@gmail.com](mailto:itsdorma@gmail.com)>  
**Sent:** Monday, April 4, 2022 3:04 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** Re: Zoning case # SPUD-1387

Councilman Greenwell:

I have just been informed of an effort to rezone a 5-acre parcel at the southeast corner of SW 134th and Harvey Ave. As a resident and homeowner of the Santa Fe Sunset addition, 13816 Robinson Ct, Oklahoma City, I am very strongly opposed to having this parcel zoned for multi-family dwellings.

It is my concern that a multi-family development will increase noise, traffic, tailpipe emissions, risk of serious traffic accidents; lower property value; and open the door for zoning changes for the parcel at the southwest corner of SW 134th and Harvey Ave and other nearby properties.

I plan to be in attendance at the hearing Tuesday, April 12th, to voice my opposition to this zoning change.

It is my understanding that the property has been purchased by an out of state investor who has no regard for the quality of life or community values of the Oklahomans who have lived in this area for many years. My neighbors and I are counting on you to stand with us in rejecting the proposed rezoning.

Respectfully,  
Dorma McDonald  
13816 Robinson Ct, Oklahoma City, OK 73170  
405-501-2580  
[itsdorma@gmail.com](mailto:itsdorma@gmail.com)

--

Sent with Genius Scan for iOS.

<https://dl.tglapp.com/genius-scan>

-----Original Message-----

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Monday, April 4, 2022 3:58 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:53 pm, Apr 04, 2022*

Cc: Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
Subject: FW: Opposition to zoning case #spud-1387

See below.

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: Rebecca Tegtmeyer <[rebeccategtmeyer@yahoo.com](mailto:rebeccategtmeyer@yahoo.com)>

> Sent: Monday, April 4, 2022 3:57 PM

> To: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

> Subject: Opposition to zoning case #spud-1387

>

> Hello, my name Rebecca Haynie. I am a resident in Sunset Santa Fe.

> My address is 13901 S Robinson Ave, Okc OK 73170. I oppose the

> building of this apartment complex right on top of our entrance/exit

> to our neighborhood. This will further congest an already congested

> area, bring down our property values, and increase noise to our very

> quiet and peaceful neighborhood. This will also contribute to

> overwhelming Briarwood Elementary which is already very overwhelmed.

>

>

> Thank you for your time,

> Rebecca Haynie.

**Cc:** Simpson, Amy; Lakin, Cynthia A  
**Subject:** FW: SPUD-1387

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 8:47 am, Apr 05, 2022

**From:** GERALD PITTENRIDGE <[pittenridge@sbcglobal.net](mailto:pittenridge@sbcglobal.net)>  
**Sent:** Monday, April 4, 2022 12:27 PM  
**To:** [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov) <[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)>  
**Cc:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** SPUD-1387

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

My name is Gerald Pittenridge my residence is 13900 S. Harvey Ave. Oklahoma City ok. 73170. I am formerly protesting the proposed zoning change SPUD-1387. there are already 7 apartment complexes within one mile north and one mile east plus a neighborhood of duplexes on Sante Fe. directly behind Walmart neighborhood market. Sante Fe Sunset addition has but only two designated entrances, one on 134th and one on Sante Fe. traffic within the neighborhood is already heavy and exiting onto 134th/Sante Fe is currently hazardous. Oklahoma City police has a gold mine on 134th due to excessive speeding and heavy traffic both morning and evening. The proposed zoning change will do nothing more than to create a much larger safety and traffic problem.

Thank you,  
Gerald Pittenridge  
405-401-0871  
[pittenridge@sbcglobal.net](mailto:pittenridge@sbcglobal.net)

**From:** Martin, Debi A > **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 7:10 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: Rezoning Request SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:47 am, Apr 05, 2022*

**From:** Paul Patterson <[paulnsusie59@gmail.com](mailto:paulnsusie59@gmail.com)>  
**Sent:** Monday, April 4, 2022 4:44 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** Rezoning Request SPUD-1387

To Mr. David Greenwell

I'm not sure my earlier email was properly sent, so here is a copy:

First, thank you for serving our community. It is likely you only hear from your constituents when we have a gripe, so I apologize for not telling you earlier that we appreciate your service and the job you are doing.

I understand that there is a move to change the zoning for the property at the intersection of SW 134 and S Harvey. There are several reasons why it should not be changed, but I'll key on just a couple. The most of our concern is the safety of our neighborhood. I served as a councilman and Vice Mayor of Moore many years ago before I moved to Oklahoma City. It was our experience that apartments accounted for a greater percentage of attention from the Police Department as well as the Fire Department. Problems seem to concentrate in those areas. Where this rezoning to allow an apartment complex to be built here would be an additional cost to the City, continuing to develop, as planned, commercial businesses would bring in more revenue.

Please consider our concerns, and vote against the rezoning to allow apartments at this location.

Sincerely,

Major and Sue Patterson

14109 S. Broadway AVE

Oklahoma City, Oklahoma 73170

-----Original Message-----

From: Martin, Debi A > On Behalf Of Ward5  
Sent: Tuesday, April 5, 2022 7:10 AM  
To: Greenwell, David T  
Cc: Simpson, Amy K; Lakin, Cynthia A  
Subject: FW: Spud-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:47 am, Apr 05, 2022*

-----Original Message-----

From: Leslie Berger <[berger365@cox.net](mailto:berger365@cox.net)>  
Sent: Monday, April 4, 2022 6:13 PM  
To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
Subject: Spud-1387

My name is Leslie Berger. I live at 233 SW 140th Ter. Oklahoma City, 73170. I am opposed to any apartment building going in at 134th and Santa Fe. This would absolutely lower the property value of my home. I will be taking off work to attend the meeting on the 12th.

This will increase the traffic to an already busy corner. I will be moving if this takes place.

Sent from my iPhone

-----Original Message-----

From: Martin, Debi A > On Behalf Of Ward5  
Sent: Tuesday, April 5, 2022 7:09 AM  
To: Greenwell, David T  
Cc: Simpson, Amy K; Lakin, Cynthia A  
Subject: FW: SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

-----Original Message-----

From: Erin Mathis <[iluvthez@gmail.com](mailto:iluvthez@gmail.com)>  
Sent: Monday, April 4, 2022 6:49 PM  
To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
Subject: SPUD-1387

I OPPOSE these apartments being built, it will cause too much traffic and noise throughout the neighborhood. Families walk and children play throughout the neighborhood and the apartments would add more cars and danger to these families. Current residents already have a difficult time getting out of the neighborhood without the added traffic. It would also cause a decrease in property value. There's plenty of other places for them to build, that are not at the entrance of an already established neighborhood. Not to mention the increase in traffic and noise they would cause building them. It's too busy of an area just let it be.

Erin Mathis - 108 SW 139th St., OKC, OK, 73170

From: Martin, Debi A > On Behalf Of Ward5  
Sent: Tuesday, April 5, 2022 7:09 AM  
To: Greenwell, David T  
Cc: Simpson, Amy K; Lakin, Cynthia A  
Subject: FW: SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

-----Original Message-----

From: Roger Scott <[rscott1154@gmail.com](mailto:rscott1154@gmail.com)>  
Sent: Monday, April 4, 2022 6:51 PM  
To: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
Subject: SPUD-1387

I am opposed to the construction of multi family dwellings next to my subdivision .

Roger Scott  
14025 Broadway Avenue  
Oklahoma City, Ok 73170

Sent from my iPhone

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

-----Original Message-----

From: Martin, Debi A > On Behalf Of Ward5  
Sent: Tuesday, April 5, 2022 7:09 AM  
To: Greenwell, David T  
Cc: Simpson, Amy K; Lakin, Cynthia A  
Subject: FW: SPUD 1387

-----Original Message-----

From: Chris Scott <[scott.chris10@yahoo.com](mailto:scott.chris10@yahoo.com)>  
Sent: Monday, April 4, 2022 6:58 PM  
To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
Subject: SPUD 1387

My name is Christopher Scott and i am opposed to the construction of the apartments on the southeast corner of 134th street and Harvey.

Christopher Scott  
14025 Broadway Ave  
Oklahoma City Ok 73170

Sent from my iPhone

**From:** Martin, Debi A > **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 7:09 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: SPUD-1387 Rezoning Protest

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

**From:** Yancy Shepherd <[yancmo@gmail.com](mailto:yancmo@gmail.com)>  
**Sent:** Monday, April 4, 2022 7:28 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** SPUD-1387 Rezoning Protest

Dear Council, Zoning Committee, and others of concern,

My name is Yancy Shepherd and I live at 201 SW 140th St, Oklahoma City, OK 73170 inside Sante Fe Sunset Addition. I just read on social media that there is a meeting Tuesday, April 12 for the consideration of rezoning for Multi-Family buildings on the north end of our addition at the entrance. I'm disappointed that only some members of the neighborhood received a notice, but I'm grateful that I found out in time to write you.

Please consider my request for opposition to SPUD-1387, the proposed rezoning of the 5-Acre tract at the corner of SW 134th St. and Harvey Ave.

I feel that Multi-family housing will cause traffic and safety problems, may create even more problems with schools that are already over-capacity, destroy local wildlife habitats including Federally protected Canadian Geese that have nested in the field and around the pond, and potentially lower the property values of the existing community.

Thank you for your consideration and continued service and support of our communities.

Thank you,  
Yancy Shepherd

-----Original Message-----

From: Martin, Debi A > On Behalf Of Ward5  
Sent: Tuesday, April 5, 2022 7:08 AM  
To: Greenwell, David T  
Cc: Simpson, Amy K; Lakin, Cynthia A  
Subject: FW: Opposition to SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

-----Original Message-----

From: adam haynie <[haynieconst@gmail.com](mailto:haynieconst@gmail.com)>  
Sent: Monday, April 4, 2022 8:18 PM  
To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
Subject: Opposition to SPUD-1387

Hello, my name is Adam Haynie I live at 13901 S Robinson Ave, Okc OK 73170 in Santa Fe Sunset addition. I oppose these apartments being built at the entrance/exit of our quiet housing addition. It will congest an already congested area more, lower the value of our homes, and increase noise as well. Please, do not allow this to happen!

Thank you for your time,  
Adam Haynie.

**From:** Martin, Debi A > **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 7:08 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

**From:** Loyd Berger <[dcpd365@yahoo.com](mailto:dcpd365@yahoo.com)>  
**Sent:** Monday, April 4, 2022 8:33 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Cc:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** SPUD-1387

Hello, my wife and I own the residential property in Sante Fe Sunset at 233 SW 140th terrace Okc ok. 73160. We are ADAMANTLY OPPOSED the rezoning of property in the above referenced case number. This proposed property is located on the SE corner of SW 134th & Harvey. We request that this request to redone the property is denied. We will be in attendance at this meeting to votive our concerns.

Loyd Berger  
405-650-1559

From: Martin, Debi A > On Behalf Of Ward5  
Sent: Tuesday, April 5, 2022 7:08 AM  
To: Greenwell, David T  
Cc: Simpson, Amy K; Lakin, Cynthia A  
Subject: FW: PROTEST OF APARTMENT COMPLEX

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

-----Original Message-----

From: Julie Scroggins <[julie.scroggins@yahoo.com](mailto:julie.scroggins@yahoo.com)>  
Sent: Monday, April 4, 2022 8:38 PM  
To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
Subject: PROTEST OF APARTMENT COMPLEX

Councilman Greenwell,

I am writing in reference to zoning case # SPUD-1387.

My name is Julie Scroggins and I live at 248 SW. 140th St. in the neighborhood of Santa Fe Sunset.

I am opposed to the apartment complex being built at the entrance of my neighborhood. I am afraid it's going to increase traffic, decrease my property value and possibly increase crime. We would like for you to support us and our neighbors and oppose this project.

Thank you, Julie Scroggins

Sent from my iPhone

**From:** Martin, Debi A> **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 7:08 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: Protest of Construction of Apartments at SW 134 th and Harvey

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

**From:** Richard Scroggins <[fivesooners@yahoo.com](mailto:fivesooners@yahoo.com)>  
**Sent:** Monday, April 4, 2022 8:46 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Protest of Construction of Apartments at SW 134 th and Harvey

To whom it may concern,

I am writing in reference to zoning case # SPUD-1387.

My name is Richard Scroggins and I live at [248 SW. 140th St.](#) in the neighborhood of Santa Fe Sunset.

I am opposed to the apartment complex being built at the entrance of my neighborhood. I am afraid it's going to increase traffic, decrease my property value and possibly increase crime. We would like for you to support us and our neighbors and oppose this project.

Thank you, Richard Scroggins

[Sent from Yahoo Mail for iPhone](#)

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022

**From:** Martin, Debi A > **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 7:07 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: Zoning Case #SPUD-1387 - LETTER OF PROTEST

**From:** John T. James <[john james@msn.com](mailto:john james@msn.com)>  
**Sent:** Monday, April 4, 2022 8:46 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Cc:** John T. James <[john james@msn.com](mailto:john james@msn.com)>  
**Subject:** Zoning Case #SPUD-1387 - LETTER OF PROTEST

Hello,

I understand that a company has purchased a 5 acre parcel of property located at the north entrance of Santa Fe Sunset on the Southeast corner of SW 134<sup>th</sup> and Harvey. I also understand this company has filed a zoning request to rezone this property to allow them to build 4 apartment buildings, each 2 stories high with 8,100 square feet in each building and parking spaces located just north of the neighborhood pond. Regardless of the specifics as to the size and number of stories of these apartment buildings, **I AM WRITING TO OPPOSE THE REZONING REQUEST FOR ZONING CASE #SPUD-1387.**

I oppose the rezoning and the apartments being built for several reasons:

1. Apartments increase noise.
2. Apartments increase traffic.
3. Apartments increase crime.
4. Apartment dwellers do not own their apartment, so, by nature, they do not care for their apartment as they would if they owned it. Therefore, each individual apartment can become unsightly.
5. Apartment buildings as a whole, simply by their size and footprint, are unsightly in a neighborhood area. There are not any two-story homes in this neighborhood. A two-story apartment building would tower over the area and look horrible.
6. All of the reasons listed above contribute to the **MOST IMPORTANT** reason for my opposing the rezoning, and that is that apartments lower surrounding property values. A home is, more than likely, a family's most expensive investment. Homeowners expect their home value and equity to increase over time. They put much time, effort, and money into maintaining their home. When their neighbors do the same, they develop a nice neighborhood. People buy their homes for the location they are in and also because of the homes surrounding theirs. They don't buy a home in an area in which they expect an apartment to be built and change everything that they valued when they purchased their home. For these reasons, **I STRONGLY OPPOSE THE REZONING REQUEST FOR ZONING CASE #SPUD -1387.** Let these out-of-state investors locate another piece of land on which to build their apartments other than in my neighborhood.

Please contact me if you need any further information. I will see you at the city council meeting.

John T. James  
13809 Robinson Ct.  
Oklahoma City, OK 73170  
(405) 246-8523

**From:** Martin, Debi A > **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 7:07 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: Zoning Case SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022*

**From:** City of OKC <[info@okc.gov](mailto:info@okc.gov)>  
**Sent:** Monday, April 4, 2022 9:17 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** Zoning Case SPUD-1387

Message submitted from the <City of OKC> website.

**Site Visitor Name:** Mike Emery  
**Site Visitor Email:** [mg.emery@hotmail.com](mailto:mg.emery@hotmail.com)

David,

My name is Mike Emery. I am the owner of the house at 132 SW 138th OKC, OK 73170. My wife and I and our 11 year-old son are moving into the home (formerly owned by my sister Susie Carey) in 3 months. We are leaving King Co. Washington after 30 years to settle/slow down and escape the congestion and blight in King County that has pushed us away...and back home (I was born in OKC and went to WHHS). Based on the number of parking spots, this appears to be at least a 100-unit apartment complex...with already limited access onto 134th. Additionally, I can only hope that the complex is not a LIHI community, or subsidized housing, as I have personally experienced the negative fallout that these properties brought to the local communities in the Seattle area. I will be submitting an official protest email before Friday, as I cannot fly there to attend the meeting in person. Is there more information available as to the size of the proposed units, anticipated government subsidies, etc.? If so, please point me to that information. Sincerely, Mike Emery

**From:** Martin, Debi A > **On Behalf Of** Ward5

**Sent:** Tuesday, April 5, 2022 7:06 AM

**To:** Greenwell, David T

**Cc:** Simpson, Amy K; Lakin, Cynthia A

**Subject:** FW: Letter of Protest and Objection to rezoning the Southeast Corner of SW 134th St and Harvey Ave

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 8:48 am, Apr 05, 2022

**From:** Viet Nguyen <[vdnguyen911@gmail.com](mailto:vdnguyen911@gmail.com)>

**Sent:** Monday, April 4, 2022 11:36 PM

**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Cc:** Trang <[dtknnguyen797@gmail.com](mailto:dtknnguyen797@gmail.com)>

**Subject:** Letter of Protest and Objection to rezoning the Southeast Corner of SW 134th St and Harvey Ave

Attention: The City of Oklahoma City Planning and Zoning Commission and Board of Supervisors

Reference: Rezoning Case # SPUD-1387

Dear Council,

We, Viet and Doantrang Nguyen, are the property owners of 240 SW 140th St., Oklahoma City 73170, writing to express our strong opposition to SPUD-1387, the proposed rezoning at the southeast corner of SW 134th St and Harvey Ave.

We are opposed to the addition of multi-family apartments or condominiums that will cause traffic and safety problems, and potentially lower the property values of the existing community.

**Traffic and safety of pedestrians are major areas of concern. Traffic on SW 134th St is already heavy, with multi-family apartments built on the proposed land the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for turning on Harvey Ave or existing of the Santa Fe Sunset neighborhoods.**

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

**We urge you to disapprove the proposed rezoning. From recent meetings and discussions with our neighbors, we know our opinions are shared by many who have not managed to attend meeting or write letters and emails.**

**Thank you for your continued service and support of our communities.**

**Best regards,**

Viet and Doantrang Nguyen

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 9:38 am, Apr 05, 2022*

**From:** Martin, Debi A > **On Behalf Of** Ward5  
**Sent:** Tuesday, April 5, 2022 8:38 AM  
**To:** Greenwell, David T  
**Cc:** Simpson, Amy K; Lakin, Cynthia A  
**Subject:** FW: Zoning Case # SPUD-1387

**From:** Karen Tompkins <[km2tompkins@att.net](mailto:km2tompkins@att.net)>  
**Sent:** Tuesday, April 5, 2022 8:08 AM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning Case # SPUD-1387

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

Mike and Karen Tompkins  
13908 S Robinson Ave.  
Oklahoma City, OK 73170

We are concerned that the proposed apartments would increase noise and traffic in the area and will lower the property values in the neighborhood.  
The traffic in this area already makes it difficult to get out of the neighborhood. We oppose the building of apartments for that reason.

Mike and Karen Tompkins  
[km2tompkins@att.net](mailto:km2tompkins@att.net)

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 10:05 am, Apr 05, 2022

**From:** DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>  
**Sent:** Tuesday, April 5, 2022 8:26 AM  
**To:** City Clerk Email <CityClerk@okc.gov>  
**Cc:** Mark Zitzow <mzitzow@jaokc.com>  
**Subject:** FW: Zoning case # SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Paul Patterson <[paulnsusie59@gmail.com](mailto:paulnsusie59@gmail.com)>  
**Sent:** Monday, April 4, 2022 4:52 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Re: Zoning case # SPUD-1387

I strongly oppose rezoning this property to allow the large apartment complex to be built as proposed.

There are several reasons why it should not be changed, but I'll key on just a couple. Most of our concern is the safety of our neighborhood. I served as a councilman and Vice Mayor of Moore many years ago before I moved to Oklahoma City. It was our experience that apartments accounted for a greater percentage of attention from the Police Department as well as the Fire Department. Problems seem to concentrate in those areas. Where this rezoning to allow an apartment complex to be built here would be an additional cost to the City, continuing to develop, as planned, commercial businesses would bring in more revenue.

Please consider our concerns, and do not allow the rezoning to allow apartments at this location.

Sincerely,

Major and Sue Patterson

14109 S. Broadway AVE

Oklahoma City, Oklahoma 73170

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 11:51 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning Case # SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Denise Neglia <[dneglia@gmail.com](mailto:dneglia@gmail.com)>  
**Sent:** Tuesday, April 5, 2022 9:30 AM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning Case # SPUD-1387

My husband and I built our home in 2004 in Santa Fe/Sunset and we STRONGLY OPPOSE the rezoning the 5 acre parcel at SW 134 and Harvey and the apartments proposed to built there.....we are concerned about the additional noise, traffic and crime and lowered property values that can come from these apartments and we DON'T WANT THEM IN OUR NEIGHBORHOOD. Thank you for your attention.

Salvatore and Denise Neglia  
13721 S Harvey Ave, Oklahoma City, OK 73170

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 11:51 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning Case# SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Joe Keithley <[keithley31@outlook.com](mailto:keithley31@outlook.com)>  
**Sent:** Tuesday, April 5, 2022 9:34 AM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning Case# SPUD-1387

To whom it may concern,

I want to go on the recorder stating that I strongly oppose (SPUD-1387) these apartments being built at the entrance of my neighborhood. I have concerns that they will increase the noise and the traffic in an already congested area and lower the property values in my neighborhood.

Sincerely Oppose,  
Joe Keithley  
14000 Broadway Ave.  
Oklahoma City, OK 73170

Sent from [Mail](#) for Windows

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Sent:** Tuesday, April 5, 2022 11:50 AM

**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>

**Subject:** FW: Zoning Case # SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022*

Thad A. Johnson

Subdivision and Zoning Tech II

**From:** Rick Berndt <[berndtrj84@gmail.com](mailto:berndtrj84@gmail.com)>

**Sent:** Tuesday, April 5, 2022 9:42 AM

**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Subject:** Zoning Case # SPUD-1387

All,

I am writing this email because I am concerned that you are considering rezoning the 5 acre property just north of our subdivision. By allowing this company to build these apartment buildings it will cause undue consequences for me and my family and the people that live in the surrounding area. These consequences include increased noise, traffic, and it will also drive down our property values. I ask that you do not rezone this property.

V/r,

Richard Berndt

14024 Broadway Ave

Oklahoma City, Ok 73170

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Sent:** Tuesday, April 5, 2022 11:50 AM

**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>

**Subject:** FW: Zoning Case # SPUD-1387 - NO APARTMENTS!!!!

Thad A. Johnson

Subdivision and Zoning Tech II

**From:** [vkellum@gmail.com](mailto:vkellum@gmail.com) <[vkellum@gmail.com](mailto:vkellum@gmail.com)>

**Sent:** Tuesday, April 5, 2022 9:58 AM

**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Cc:** [ponderosak@gmail.com](mailto:ponderosak@gmail.com)

**Subject:** Zoning Case # SPUD-1387 - NO APARTMENTS!!!!

Good morning,

We are writing in regards to the rezoning of the property located on the SW corner of SW 134<sup>th</sup> & Harvey Ave. We are greatly **OPPOSED** to apartments being built on this land. On top of creating **unneeded traffic**, this will increase **noise** and **crime** in this area. We are also concerned with the value of our forever home being lowered with the addition of apartments. Please bring our opposition before the City Council. We are in hopes the answer is **NO**!

Thank you,

Bill & Vonda Kellum

13800 S. Harvey Pl.

Oklahoma City, OK 73170

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 11:50 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning Case # SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Marie Ensign <[marie@wineandpalette.com](mailto:marie@wineandpalette.com)>  
**Sent:** Tuesday, April 5, 2022 10:48 AM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Cc:** Aaron D Hasley <[Aaron.Hasley@linequestllc.com](mailto:Aaron.Hasley@linequestllc.com)>  
**Subject:** Zoning Case # SPUD-1387

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

This email is in protest to apartments being built at entrance to Santa Fe Sunset edition of homes! My Husband & I, Aaron Hasley & Marie Ensign live at 209 SW 140th Terrace. We are concerned that these apartments would increase noise and traffic in the area and will lower the property values in neighborhood, not to mention a number of other concerns! Thank you for your consideration.

Thank you,

Marie Ensign  
Wine and Palette  
(405) 227-0230

"Uncork Your Talent"

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 11:49 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Opposing Zone Request SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** klpowell10 klpowell1010 <[klpowell1010@cox.net](mailto:klpowell1010@cox.net)>  
**Sent:** Tuesday, April 5, 2022 11:07 AM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Opposing Zone Request SPUD-1387

Hello,

My name is Kathy Powell and I am writing to oppose a zone request, #SPUD-1387. My husband and I live in Sante Fe Sunset, which is a very nice and quiet housing addition, and we are very concerned that these apartments will cause more traffic and noise. Besides, possibly lowering the value of our property!! Please know that we are strongly not in favor of this apartment zone proposal.

Thank you,

Kathy Powell

14101 S. Broadway Ave. Oklahoma City, OK 73170

405-819-1107

405-912-3395

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 11:49 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:33 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** [conniecook1959@att.net](mailto:conniecook1959@att.net) <[conniecook1959@att.net](mailto:conniecook1959@att.net)>  
**Sent:** Tuesday, April 5, 2022 11:19 AM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** SPUD-1387

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

My name is Connie Cook and I live at 13716 Robinson Court OKC 73170.

I am writing to protest the approval of SPUD-1387.

I am concerned this will greatly lower the property values in my neighborhood. Apartments lower property values and increase traffic & noise issues in the neighborhood. I believe this will increase the trash issues in the neighborhood as well. Since the Neighborhood Walmart moved in residents must constantly pick up the trash coming from their store. This includes hazardous trash such as used masks & sanitizer wipes. I believe apartments would add to this terrible situation we already deal with.

Please do not approve SPUD-1387 & save our neighborhood!

Sincerely,  
Connie Cook

[Sent from Yahoo Mail on Android](#)

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 12:03 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning case SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Carl Moore <[cfmoore1@sbcglobal.net](mailto:cfmoore1@sbcglobal.net)>  
**Sent:** Tuesday, April 5, 2022 11:58 AM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning case SPUD-1387

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

My name is Carl Moore and I live at 124 SW 136th ST, OKC. 73170. I am writing to express my opposition to Zoning case #SPUD-1387. The proposed plat shows four square, multi-level apartment buildings with 233 parking spaces. No amenities, such as club house, swimming pool, etc., are shown, just buildings and parking spaces on a relatively small parcel - 5 acres. Harvey Ave as it connects with SW 134th St is barely adequate for the present amount of traffic. Harvey is too narrow for two full lanes of traffic, so traffic backups occur now when following a car making a left turn from Harvey onto SW 134th ST. The addition of more traffic entering and exiting these apartments would only exacerbate the situation. The city of Oklahoma City should not allow a company from California to cram this much building and parking onto such a small area and then make us residents live with the consequences. Please do not let this project proceed. Thank you.

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 3:34 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning Case SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** jacqueline.ames68 <[jacqueline.ames68@gmail.com](mailto:jacqueline.ames68@gmail.com)>  
**Sent:** Tuesday, April 5, 2022 2:29 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning Case SPUD-1387

Reference: Zoning Case SPUD-1387

Dear Councilman Greenwell:

First off, thank you very much for serving our city and representing our ward. I know that it feels like a thankless job sometimes. But believe that many of us appreciate the work that you do.

I am writing today in opposition of the rezoning of the property located at SW 134<sup>th</sup> and Harvey. I really do not want more apartments being built. The traffic congestion and noise from all the vehicles at this location is already bad. Pulling out from my residential neighborhood in Briarwood Creek from Springcreek Drive onto 134<sup>th</sup> Street is hectic enough. I can't imagine even more traffic. Which would definitely be occurring with that many apartments going up.

I thoroughly oppose any more apartments going up. We would like to keep this a nice and quiet residential area.

Thank you for any help that you could provide us.

Jacqueline Ames  
13208 Cloverleaf Lane  
Oklahoma City, Oklahoma 73170

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 3:35 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Letter of Protest to Case# SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Mary Stevenson <[proflog14@yahoo.com](mailto:proflog14@yahoo.com)>  
**Sent:** Tuesday, April 5, 2022 2:20 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Letter of Protest to Case# SPUD-1387

David and Mary Stevenson

241 SW 140<sup>th</sup> Street

Oklahoma City, Oklahoma 73170

**Zone Case# SPUD-1387**

Oklahoma City Council

To Whom It May Concern:

We are residents of Santa Fe Sunset Addition, and are opposed to the zoning request (Case# SPUD-1387) that would allow the construction of an Apartment Complex at the Southeast corner of SW 134<sup>th</sup> off Harvey Ave. Our main concern is the noise, traffic and safety problems it will create through Santa Fe Sunset Addition, as apartment residents are wanting to go south from apartment buildings. This is very concerning because our neighborhood streets always have walkers, bicycles, and children playing. It will increase already congested traffic issues at the north entrance to Santa Fe Sunset and will also lower the property values in this neighborhood.

Please **DO NOT approve** this rezoning request!

Thank you for your attention on this zoning matter.

Sincerely,

David and Mary Stevenson

241 SW 140<sup>th</sup> Street

Oklahoma City, Oklahoma 73170

From: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
Sent: Tuesday, April 5, 2022 3:35 PM  
To: City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
Cc: Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
Subject: FW: Letter Of Protest SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: Crystal Faucz <[cfaucz@yahoo.com](mailto:cfaucz@yahoo.com)>  
> Sent: Tuesday, April 5, 2022 2:02 PM  
> To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning  
> <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
> Subject: Letter Of Protest SPUD-1387

>

> Hello my name is Crystal Faucz I own a house with my husband David we  
> have lived here for 4 years and in OK for 12 years our home is located  
> at 14040 S Robinson Ave OKC 73170 in the Santa Fe Sunset Subdivision.  
> I am writing you in regards to Zoning Case # SPUD-1387

>

> I strongly oppose this re zoning and allowing of apartments to be  
> built in this area.

>

> -It will increase traffic in an area that already deals with enough  
> traffic congestion -It will increase noise in our area and I like our  
> quite little neighborhood as it is -It will drop the value of my home  
> and I am very VERY opposed that -We have very little crime in our  
> neighborhood (Santa Fe Sunset) I would really love to keep it that way  
> putting in apartments right there would for sure destroy that for our  
> neighborhood

>

> Again I strongly OPPOSE the re zoning and building of apartments that  
> is being proposed and zoning case number SPUD-1387.

>

> Crystal Faucz  
> 585-613-8899  
> 14040 S Robinson Ave  
> Oklahoma City OK 73170

> > Thank You for your time!

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Tuesday, April 5, 2022 3:36 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: SPUD-1387 Rezoning Protest  
**Importance:** High

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Shelly Manning <[atdancemom@cox.net](mailto:atdancemom@cox.net)>  
**Sent:** Tuesday, April 5, 2022 1:03 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Cc:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** SPUD-1387 Rezoning Protest  
**Importance:** High

Dear Council, Zoning Committee & Others to whom it may concern,

My name is Shelley Manning and my husband Mark and I live in Santa Fe Sunset housing Addition at 224 SW 140th Street. We have lived here since April of 2000, and consider ourselves to be longtime residents and will continue to reside here as long as we possibly are able to. It very recently has come to our attention that there is a rezoning issue at hand with property that borders our addition to the north, off of SW 134th Street, regarding the proposed construction of an apartment complex, or multi-family units, on a 5 acre tract of land.

We feel that multi-family housing will cause extreme traffic and safety problems. As it stands, SW 134th is an extremely busy street with very limited access to turn left/west from the housing addition on the north entrance/exit, using Harvey Avenue. The same issues exist with the entrance on Santa Fe from Robinson Street when turning left/north from the east entrance/exit. We feel that adding multi-family units will only exemplify an already frustrating & dangerous situation, not only for residents, but also for any emergency vehicles, entering or exiting the already established housing addition.

Not only will the added traffic be a huge concern, this will also destroy the established local wildlife habitats, including the Federally protected Canadian Geese that have nested in the field, and around the pond, for the past 20 years. Property values will also be affected in a negative way as the housing addition will have limited access on both the Santa Fe and SW 134th entrances/exits. The traffic issues are a major concern, as well as adding a large residential population to an already crowded, populated area.

We appreciate your consideration in blocking a residential complex to be constructed on this 5 acre plot of land.

Sincerely,

Mark & Shelley Manning

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Sent:** Tuesday, April 5, 2022 3:36 PM

**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>

**Subject:** FW: Letter of Protest for Case #SPUD-1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** James Earnest <[jearnest1@cox.net](mailto:jearnest1@cox.net)>

**Sent:** Tuesday, April 5, 2022 12:36 PM

**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Subject:** Letter of Protest for Case #SPUD-1387

To whom it may concern,

My name is James Earnest and I live at 14032 S Robinson Ave, Okc, OK. I was recently made aware that an rezoning request has been filed for the case number SPUD-1387.

I am not in favor of this rezoning request as it will increase vehicle traffic and noise issues in the surrounding area. In addition, there are numerous references that apartment complexes will decrease property values. Many of the properties in this area are affordable home additions. In addition, there are already numerous Apartment complexes in the immediate area and in close by Moore. Adding yet another apartment complex to this area would only increase the problems that now exist.

Please do not vote in favor of this rezoning request and if possible stop it altogether.

Thank you for your assistance in this matter,  
v/r,  
James Earnest

From: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
Sent: Tuesday, April 5, 2022 3:34 PM  
To: City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
Cc: Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
Subject: FW: Zoning case spud -1387

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 4:34 pm, Apr 05, 2022*

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: Minh Pham <[minh241yen@yahoo.com](mailto:minh241yen@yahoo.com)>

> Sent: Tuesday, April 5, 2022 12:30 PM

> To: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

> Subject: Zoning case spud -1387

>

> The city should not allow this project due to traffic problems. The

> Walmart store at SW.134 & Santa Fe has increased the traffic by

> several thousands car daily. Harvey is drag strip for cars and

> motorcycles. Santa Fe sunset add is open to Westmoor additions South

> of 141st Street. Therefore the traffic is almost unreal to handle.

> There are many accidents of cars turning left on to SW .134th Street

> in the morning, it take 15 minutes to turn left from Harvey to SW.134th street. Allows this project to  
be built would be a death trap as SW.134th and

> Harvey is where this project is located.

> (405)740-4319.                      248 SW.137th Terr.

> OK.73170.                      One block away from this project

>

W.R.Moore  
Oklahoma City ,

From: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>  
Sent: Thursday, April 7, 2022 7:57 AM  
To: City Clerk Email <CityClerk@okc.gov>  
Cc: Mark Zitzow <mzitzow@jaokc.com>  
Subject: FW: Zoning Case #SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: Danae Leverett <thebluebean@gmail.com>  
> Sent: Wednesday, April 6, 2022 8:56 PM  
> To: Ward5 <ward5@okc.gov>; DS, Subdivision and Zoning  
> <Subdivisionandzoning@okc.gov>  
> Subject: Zoning Case #SPUD-1387

>

> Councilman Greenwell,

>

> I'm writing to voice my opposition to zoning case #SPUD-1387. I'm  
> opposed to re-zoning from commercial to the zoning of 4 - two story  
> apartment buildings. I have lived in this quiet neighborhood for over  
> 20 years. We moved here because we loved the privacy and quiet. We  
> have geese and other wildlife that migrate around the pond. We have  
> two entrances/exit into our neighborhood. Our Santa Fe exit, which is now heavy with traffic and our  
134th exit from Harvey.

> Currently, we can count on our Harvey entrance as it is quiet and  
> easily accessible when Santa Fe is unbearable for the residents of our neighborhood.  
> I'm concerned with the traffic that will back up on Harvey as the  
> complex will have an outlet on Harvey. I'm concerned about our home  
> values. I fully expected to have commercial retail space on that  
> property someday and believe that is what should be there. Commercial  
> property tax and sales tax revenue would be more beneficial to our  
> city. This is the wrong place for an apartment complex. I would ask  
> you to do the right thing for our neighborhood and keep it zoned for a  
> commercial center. City council, again I implore you to consider the neighborhood and its residents  
and not grant this zoning change.

>

> Sincerely,

> Danae Leverett

> 14016 S. Broadway Ave

> Oklahoma City, Ok 73170

> 405-308-0106

>

> Sent from my iPhone

From: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>  
Sent: Thursday, April 7, 2022 7:58 AM  
To: City Clerk Email <CityClerk@okc.gov>  
Cc: Mark Zitzow <mzitzow@jaokc.com>  
Subject: FW: Zoning Case #SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: Ken Leverett <kleverett1@cox.net>  
> Sent: Wednesday, April 6, 2022 9:28 PM  
> To: Ward5 <ward5@okc.gov>; DS, Subdivision and Zoning  
> <Subdivisionandzoning@okc.gov>  
> Subject: Zoning Case #SPUD-1387

>

> I am adamantly opposed to rezoning this property to accommodate an  
> apartment complex. The increased traffic and noise will devalue our properties.  
> With limited access into the neighborhood this will only make it worse  
> to get out and in. This would not be in the best interest of all the  
> residence who call Sunset their home.

>

> Thank you,  
> Ken Leverett  
> 14016 S Broadway  
> Oklahoma City, OK. 73170

>

> Sent from my iPhone

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 8:22 am, Apr 07, 2022*

From: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>  
Sent: Thursday, April 7, 2022 7:58 AM  
To: City Clerk Email <CityClerk@okc.gov>  
Cc: Mark Zitzow <mzitzow@jaokc.com>  
Subject: FW: Proposed zoning change

Thad A. Johnson  
Subdivision and Zoning Tech II

> -----Original Message-----

> From: monica dambreville <momodambreville@yahoo.com>

> Sent: Wednesday, April 6, 2022 10:10 PM

> To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>

> Subject: Proposed zoning change

>

> I Monica Beynon am emailing regarding the apartment building that may

> be built near Santa Fe and 4th st. Just moving to this area directly

> behind the pond I feel this is an environmental hazard as far as

> polluting the pond and congestion of the area which promotes a public

> safety factor. I am sending this email to protest the building of these apartments.

> Monica Beynon

>

> Sent from my iPhone

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 8:22 am, Apr 07, 2022

**From:** DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>  
**Sent:** Thursday, April 7, 2022 7:58 AM  
**To:** City Clerk Email <CityClerk@okc.gov>  
**Cc:** Mark Zitzow <mzitzow@jaokc.com>  
**Subject:** FW: Zoning case #SPUD-1387

Thad A. Johnson

Subdivision and Zoning Tech II

**From:** James Nance <[jnance1016@gmail.com](mailto:jnance1016@gmail.com)>  
**Sent:** Wednesday, April 6, 2022 10:24 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Subject:** Zoning case #SPUD-1387

I am writing to let you know I am very concerned about apartments being built on 134th and Harvey. I live in the neighborhood behind it and Santa Fe sunset. My address is 109 SW. 138th St. I moved here a year and a half ago after living by apartments which increased crime in my neighborhood. Not only crime but there is also an increase in noise and traffic. We have a lot of people who walk in our neighborhood. I am very concerned this is going to decrease my property value and just my way of life in my neighborhood. Please do not allow this to be built. Thank you for your consideration  
James Nance  
Very concerned resident

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 9:34 am, Apr 07, 2022

Ward5@okc.gov  
subdivisionandzoning@okc.gov

April 5, 2022

**Re: Zoning Case #SPUD-1387**

To Whom It May Concern:

As a resident of the Santa Fe Sunset addition we are writing this letter to protest the rezoning of the property on the Southeast corner of SW 134<sup>th</sup> for the building of apartment buildings and parking spaces.

The addition of these apartments will increase the noise and traffic in our area, as well as decrease our property value tremendously. We bought our home in this addition with the understanding the property along SW 134<sup>th</sup> Street would not be rezoned.

Please DO NOT approve the rezoning of this property. We are in complete disapproval of this rezoning.

Thank you,



Ronald and Kathy Hill  
21 SW 138<sup>th</sup> Street  
Oklahoma City, OK 73170

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Thursday, April 7, 2022 11:30 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning case # SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Jimmy <[zoomjrl@yahoo.com](mailto:zoomjrl@yahoo.com)>  
**Sent:** Thursday, April 7, 2022 11:24 AM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning case # SPUD-1387

OKC Council,

I, James Lacy, a property owner and resident at 14017 S Harvey Ave, OKC - OBJECT to rezoning of 5 acre parcel in front of Sante Fe Sunset at 134th and Harvey for apartments.

This would increase noise, traffic, accidents, trespassing and lower property values of my neighborhood.

They want this parcel due to the pond, but this pond is already over trafficked by non-residents and trash is left behind.

There is plenty of land nearby that would not require rezoning and be better suited.

I intentionally moved here 6 years ago to get away from high traffic.

I will also be at the council meeting on April 12 to voice my concerns.

James Lacy

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 12:22 pm, Apr 07, 2022

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Thursday, April 7, 2022 12:15 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning Case #SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** [diana.mathis.33@gmail.com](mailto:diana.mathis.33@gmail.com) <[diana.mathis.33@gmail.com](mailto:diana.mathis.33@gmail.com)>  
**Sent:** Thursday, April 7, 2022 12:11 PM  
**To:** Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>  
**Cc:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning Case #SPUD-1387

Dear Sir/Madam:

I wish to OPPOSE the rezoning of property on the Southeast corner of SW 134<sup>th</sup> and Harvey. I live in the Santa Fe Sunset addition and if apartments are built on that property the following problems will occur:

- 1. ABSENTEE OWNER THAT WILL NOT TAKE CARE OF THE PROPERTY AS LONG AS THE MONEY KEEPS ROLLING IN.**
- 2. DECREASE PROPERTY VALUES.**
3. Greatly increase traffic, causing even more traffic congestion in the area.
4. Greatly increase noise both during **AND** after business hours.
5. Increase litter and pests (rats and rodents around dumpsters) in the area.
6. Having apartments there will disturb the wildlife both in and around the pond.
7. And look at all those parking spaces!!!!

In light of all the above mentioned problems I ask you to please vote NO to this rezoning request.

Thank you,

Diana Mathis  
108 SW 134<sup>th</sup> St.  
Oklahoma City, OK 73170

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Thursday, April 7, 2022 12:34 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Zoning case #SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** Kaylyn Clark <[showlawnsokc@yahoo.com](mailto:showlawnsokc@yahoo.com)>  
**Sent:** Thursday, April 7, 2022 12:28 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Zoning case #SPUD-1387

To Whom It May Concern:

My husband and I have lived at **25 SW 139th Street, Oklahoma City, OK 73170** since December 1996. We were the third family to move into the addition. There was a total of six homes in our addition at that time. We have seen many changes and increases in traffic in the over 25 years we have lived here.

We **OPPOSE** the addition of 4 apartment buildings to our area. We already have a hard enough time getting in and out of the neighborhood as it is at the entrance on Harvey as well as the entrance at 139th. There have been multiple accidents at SW 134th and Harvey in the last 5 years. We can not image how many more there would be with an addition of many residents in an apartment complex in such a small area.

We are not aware of a traffic analysis being done on Harvey between SW 137th and SW 134th. This is just one of our concerns and a reason we **HIGHLY OPPOSE** this complex being built and the zoning changed from commercial to residential. Wal-Mart neighborhood market has brought in enough traffic as it is.

A list of our concerns are:

***Increased traffic and accidents at 134th & S. Harvey***

***Lower property values***

***Who will be renting these very small apartments - are these apartments going to be lower income housing or housing for refugees?***

***Federally protected Canadian Geese that nest at the pond every year***

There are numerous apartment complexes in the area of SW 19th aka SW 149th between Santa Fe and Telephone Road. We do not feel that another apartment complex is needed in our area.

Please feel free to contact us @ 405-317-8960.

We appreciate your time and prompt attention to this matter.

Thank You,

Marty & Kay Clark  
Sunset Residents

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 2:20 pm, Apr 07, 2022*

-----Original Message-----

From: DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

Sent: Thursday, April 7, 2022 12:56 PM

To: City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

Cc: Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>

Subject: FW: Zoning case # SPUD-1387

Thad A. Johnson

Subdivision and Zoning Tech II

> -----Original Message-----

> From: Susan <[suqiegirl@yahoo.com](mailto:suqiegirl@yahoo.com)>

> Sent: Thursday, April 7, 2022 12:43 PM

> To: Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; DS, Subdivision and Zoning

> <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

> Subject: Zoning case # SPUD-1387

>

>

>

>

> OKC Council,

>

> I, Susan Lacy, a property owner and resident at 14017 S Harvey Ave,

> OKC - OBJECT to rezoning of 5 acre parcel in front of Sante Fe Sunset

> at 134th and Harvey for apartments.

>

> This would increase noise, traffic, accidents, trespassing and lower  
> property values of my neighborhood.

>

> They want this parcel due to the pond, but this pond is already over  
> trafficked by non-residents and trash is left behind.

>

> There is plenty of land nearby that would not require rezoning and be  
> better suited.

>

> I intentionally moved here 6 years ago to get away from high traffic.

>

> I will also be at the council meeting on April 12 to voice my concerns.

>

> Susan Lacy

>

> Sent from my phone.

TO: City of Oklahoma City, City Council  
Subject Property Address: 200 SW 134<sup>th</sup> St.

RE: Petition against zoning designation from SPUD-1335 to SPUD-1387.

Attached is a petition in opposition to the proposed zoning change signed by **100%** of the homeowners that live within 300 feet of the subject property located at 200 SW 134<sup>th</sup> street. This 5 acre tract of land sits on the corner of SW 134<sup>th</sup> and Harvey Ave and is located next to the main entrance to Santa Fe Sunset, the “front door” to our neighborhood.

This entrance to the neighborhood was wired for an electric gate as the neighborhood was originally going to be developed as a gated community but the original developer, Mac Teague later decided against the gated community concept. The electrical wiring is still in place and plans were recently being developed to build either two brick walls on both sides of Harvey Ave or one brick wall in the center median of Harvey Ave with the words “Santa Fe Sunset” on the wall(s).

We strongly oppose multi-family housing or apartments being built on this tract of land. The proposed master design statement calls for four, 2 story, 8100 SF apartment buildings to be built on this site along with numerous parking spaces. The neighborhood runoff retention pond is located on the south end of this tract of land and is stocked with fish by some residents who enjoy fishing in this pond often.

We fear that multi-family housing or apartments will bring increased traffic, noise, litter and result in a decrease in property values in our neighborhood. Homes in Santa Fe Sunset are currently valued at approximately \$300,000 to over \$500,000. Other recent buildings constructed along SW 134<sup>th</sup> in front of the neighborhood include office type buildings, a clinic or autism treatment center and a small retail strip mall type building. These businesses are typically open during business hours. There is also a gated retirement community with duplexes on the east side of the Santa Fe Sunset neighborhood along Santa Fe Ave. We believe these types of buildings are the best uses for the subject property instead of apartment buildings.

We respectfully urge you to vote against the proposed zoning change.

Thank you for your consideration.

Santa Fe Sunset Residents

TO: The City of Oklahoma City, City Council  
Subject Property Address: 200 SW 134<sup>th</sup> Street

RE: Change of zoning designation from SPUD-1335 to SPUD-1387.

WE, THE UNDERSIGNED PROPERTY OWNERS **DO OBJECT TO AND OPPOSE** THE  
CHANGE IN ZONING DESIGNATION OF THE PROPERTY LOCATED AT 200 SW 134<sup>th</sup>  
Street from SPUD-1335 to SPUD-1387.

1. Edward C. Murray III printed name EDWARD C. MURRAY III  
address 224 SW 136<sup>th</sup> STREET
2. Gary L. McGinley printed name GARY L. MCGINLEY  
address 233 SW 136<sup>th</sup> ST OKC, OK
3. Sue Kendrick printed name Sue Kendrick  
address 232 S.W. 136<sup>th</sup>, OKC, OK 73170
4. Matthew Kemp printed name Matthew Kemp  
address 217 SW 136<sup>th</sup> ST OKC OK 73170
5. Gayle Voorhies printed name Gayle Voorhies  
address 132 SW 136<sup>th</sup> ST OKC
6. Gina Pham printed name Gina Pham  
address 200 SW 136<sup>th</sup> ST OKC OK 73170
7. Danielle C. Sharry printed name Danielle Sharry  
address 208 SW 136<sup>th</sup> ST
8. Patricia Vloedman printed name PATRICIA Vloedman  
address 216 SW 136<sup>th</sup>

TO: The City of Oklahoma City, City Council  
Subject Property Address: 200 SW 134<sup>th</sup> Street

RE: Change of zoning designation from SPUD-1335 to SPUD-1387.

WE, THE UNDERSIGNED PROPERTY OWNERS **DO OBJECT TO AND OPPOSE** THE  
CHANGE IN ZONING DESIGNATION OF THE PROPERTY LOCATED AT 200 SW 134<sup>th</sup>  
Street from SPUD-1335 to SPUD-1387.

9. Dennis B Douglas printed name Dennis B Douglas  
address 117 SW 136<sup>th</sup> St OKC
10. Mike Avery printed name MIKE AVERY  
address 121 SW 136<sup>th</sup> St OKC 73170
11. Jason Chang printed name Jason Chang  
address 225 SW 136<sup>th</sup> OKC 73170
12. Monica Beynon printed name Monica Beynon  
address 209 SW 130<sup>th</sup> St OKC, OK 73170
13. Steven Anders printed name Steven Anders  
address 133 SW 136<sup>th</sup> OKC, OK 73170
14. Sharon Moore printed name Sharon Moore  
address 124 SW 136<sup>th</sup> St. OKC, OK 73170
15. Johnny L. Clark II printed name Johnny L. Clark II  
address 125 S.W. 136<sup>th</sup> St OKC OK 73170
16. Madeleine D. Ewers printed name Madeleine D Ewers  
address 201 S.W. 136<sup>th</sup> St.

*Your Home Sold*  
**GUARANTEED**  
*Or We'll Buy It!™*



2022 APR 7 2:44 PM  
OKLAHOMA CITY CLERK

April 7, 2022

RE: # SPUD-1387 Proposed Land Use

To Whom It May Concern:

It's been brought to my attention that the land at this location has a proposed project for four (4) multi-family structures of appx 8100 square feet in each building. My assumption is that it will lead to a minimum of 32 residential units in the project.

It's my opinion that the homes on the north side of SW 136<sup>th</sup> Street will have impacted values due to the construction and view of these multi-level structures. Many of the units will have direct views into the backyards of these homes. I have worked with many home purchasers over the last 35 years who have decided against making a purchase when multi-family units were located adjacent to or within direct view of a home, especially when they are visible from the backyard for an owned residence.

A commercial, retail use better protects the value of the homes that will be affected with the proposed use, with the traffic and noise directed onto SW 134<sup>th</sup> and with a larger buffer created between the homes in Santa Fe Sunset and retail that would face SW 134<sup>th</sup>. Single story, retail construction that is farther north of the proposed structures would be in the best interest of the public. Shopping and professional services that are common in retail space are in the best interest of homeowners located in nice neighborhoods.

The homes in Santa Fe Sunset are generally in a market value range between \$300,000 and \$500,000. These home values, especially those located closer to the north entry, will be impacted the most. I believe the approval for this multi-family projected should be carefully weighed before it is considered.

I can be reached most anytime for comment or questions at 405-330-3000.

Respectfully—



Wally Kerr  
Broker/Owner

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 5:11 pm, Apr 07, 2022

**From:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Sent:** Thursday, April 7, 2022 3:52 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Cc:** Mark Zitzow <[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)>  
**Subject:** FW: Protest of Zoning Case #SPUD-1387

Thad A. Johnson  
Subdivision and Zoning Tech II

**From:** [JimPritchard@sbcglobal.net](mailto:JimPritchard@sbcglobal.net) <[JimPritchard@sbcglobal.net](mailto:JimPritchard@sbcglobal.net)>  
**Sent:** Thursday, April 7, 2022 3:49 PM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** Protest of Zoning Case #SPUD-1387

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

This memo is to Protest Zoning Case #SPUD-1387, for the rezoning of the 5 acre parcel of property at SW134th & Harvey.

We understand that the intent of this rezoning request is for the purpose of establishing Apartment buildings on this site.

My wife and I are greatly concerned that the result of these proposed apartments will be increased traffic, noise and decreased property values for the residences in the Sante Fe Sunset edition.

Sincerely,  
James & Sandra Pritchard  
13901 S. Harvey Ave