

## Johnson, Thad A

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**From:** Jerry Hoppock <jhoppockba@gmail.com>  
**Sent:** Monday, July 11, 2022 11:44 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** SPUD-1428 at 325 N. Cemetery Rd.

Councilwomen and Councilmen of OKC,

Please consider voting against SPUD-1428 for proposed development of a Duplex Addition by Harbor Homes at 325 N. Cemetery Rd just south of Yukon.

Allowing this type of development this close to Settlers Ridge addition and The Springs addition will most certainly have a negative impact on property values in both of those neighborhoods.

Both apartment complexes and duplex additions bring increased crime in areas near their locations and high traffic added to an already congested Cemetery Rd from I-40 south to at least Reno. Cemetery Rd is already backed up between 4-6pm for about 3/4 mile from the stoplight at Reno and Cemetery Rd for southbound traffic. I suspect northbound traffic on Cemetery Rd is also congested in mornings due to morning commutes. Settlers Ridge already sees traffic taking shortcuts off Cemetery Rd onto NW 3rd St through our neighborhood to bypass that stoplight by some commuters heading home. Both duplex additions or apartments would be a major contributor of traffic congestion for morning and evening commutes to and from work.

This proposal puts duplexes butting right up against the backyards of Settlers Ridge residents and right across NW 3rd St from The Springs. Things like duplex additions, apartments, and storage units are just not a good fit so close to well established neighborhoods. I suspect none of you would want this sort of development in your backyards either.

I'm all in favor of economic growth and development in the area, but please wait until there is a SPUD proposed for something along the lines of a medical office, dentist office, or business offices. Yes, these also will contribute to more traffic in the area, but it would be spread out more evenly throughout the day and most likely none at night. Something along those lines wouldn't increase crime and would not be as detrimental to our home values.

Please vote against SPUD-1428.

Thank you for your consideration!!

Jerry Hoppock  
13304 NW 5th St  
Settlers Ridge

**Johnson, Thad A**

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**From:** Jackie Keyser <jackiekeyser62@yahoo.com>  
**Sent:** Monday, July 11, 2022 8:01 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Proposed Harbor Homes Duplex on Cemetery Road

Dear Sir or Madam,

It is with grave concern that I write in opposition of this proposed subdivision at the entrance off cemetery road. In order to have a better understanding of the housing. I was able to locate a development by this builder and regretfully saw substandard housing. This quality of structure would affect future property values and will not ultimately be housing that is sustainable. To allow such structures concerns me that the planning commission is not looking out for the best interest of current property owners nor are they looking out for future inhabitants of the proposed housing. In order to understand the poor quality duplexes being proposed; I suggest a field trip to view how this builder builds and what a neighborhood of their quality would look like.



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## Johnson, Thad A

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**From:** Springs At Settlers Ridge <springsatsettlersridge@gmail.com>  
**Sent:** Tuesday, July 12, 2022 6:10 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** \*\*URGENT\*\* 325 Cemetery Road proposed duplexes

To whom it may concern

We are the HOA board of the Springs at Settlers Ridge. Our community is directly north of the property up for consideration.

We are a small, gated community of 73 mostly custom built homes. A majority of homeowners are 55+. We built our homes with the intention of having a nice quiet community to relax and retire to. We feel that constructing duplexes at 325 Cemetery Rd is absolutely NOT what this or surrounding neighborhoods should have to deal with. The increase in traffic alone would be a nightmare. Not to mention noise and an increase in crime.

Another thing for consideration is the city drainage. Our pond is part of the Oklahoma City drainage system. The drains come through Settlers Ridge on the west, run through a drainage canal that is behind houses on the north end of our community, into our pond and eventually drains into the property at 325 Cemetery Road. Is it fair to put our neighborhood in jeopardy of flooding?

Please take our concerns into consideration. Leave us to our peace and quiet.

SASRPOA Board  
Dee Brandenburg  
Loyd Bridges  
Greg Lippe  
Betty Ostendorf  
Rebecca Bowman



## Johnson, Thad A

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**From:** Lisa Hester <lhester6465@att.net>  
**Sent:** Thursday, July 14, 2022 9:23 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Case # SPUD 1428 325 N. Cemetery Road

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

Dear Commission:

I am writing to you in response to the above mentioned case #. Please take note that I as a home owner in Settler's Ridge neighborhood am NOT in favor of the rezoning and building of duplexes that would be located outside of the neighborhood. I searched high and low to find the perfect home for my daughter and I to relocate back to Yukon.

Allowing duplexes to be built would definitely decrease the property value of ALL homes located within the neighborhood and the adjacent neighborhoods. This would also increase the traffic flow on Cemetery Road that is not even able to handle at this point in time. There are numerous accidents that take place between the neighborhood and Reno Avenue. The duplexes would also bring an abundance of crime to the area that is not needed.

As a resident in this neighborhood I have worked way too hard to build a nice home for my daughter and have taken great pride in this home and neighborhood to see it devalued for duplexes.

Thank you for your time,  
Lisa Hester  
501 Land Run Lane  
Yukon, OK 7309

Sent from my iPad

Randy Owens  
Carolyn & Patti  
425 NW 121st St  
OKC, OK. 73114

Were letting you know we  
don't want any Duplex Build be  
hind us or any where near  
us. No one else around us  
says the same thing

Thank you  
~~Randy~~ - Randy Owens  
Carolyn & Patti  
7-5-2022

**Johnson, Thad A**

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**From:** Bo Lathrop <bo.lathrop@gmail.com>  
**Sent:** Monday, July 11, 2022 12:35 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Case number Spud:1428 official protest

Good afternoon.

I am writing to officially protest the SPUD 1428 case number which encompasses the development of duplexes by NW 3rd and Cemetery Road.

I am concerned of the amount of traffic this will cause. It is already difficult enough to enter and exit Settlers Ridge. Adding duplexes would certainly increase the amount of traffic and would potentially bring the property value down by adding duplexes to this location.

Thank you.

Bo Lathrop

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Warmest regards,

Bo Lathrop

## Johnson, Thad A

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**From:** Kristy Loyall <kloyall@basslaw.net>  
**Sent:** Monday, July 11, 2022 3:21 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Case No: SPUD 1428 Location 325 N Cemetery Road - residential duplexes

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

To whom it may concern,

I'd like to formally enter a complaint regarding the proposed residential duplexes listed above. These will back up to my property line and my concerns are that we do not have the road infrastructure for more homes, and this development will decreasing my property values.

My hope is that at the hearing this Thursday, the planning commission will take my complaint as well as what I'm sure will be many of my neighbors' complaints, into consideration.

Kristy

Kristy E. Loyall  
*Of Counsel*  
405.605.4911 direct  
405.262.4040 main  
405.262.4058 fax  
[kloyall@basslaw.net](mailto:kloyall@basslaw.net)



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## Johnson, Thad A

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**From:** Wojtek, Brad <brad.wojtek@okstate.edu>  
**Sent:** Tuesday, July 12, 2022 9:17 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** SPUD -1428 (325 N. Cemetery Rd)

Planning Commission,

I am a current member/property owner of the Settlers Ridge HOA. It was brought to my attention the other day that the plat located just outside our addition and adjacent to Garth Brooks Blvd/Cemetery Rd/Highway 92 was looking to be rezoned from commercial to duplexes. This is of concern to me for many reasons:

First of all, there has been a lower price point addition (100 mid to upper \$100s price point) that was recently finished just across the street on the East side of Cemetery Rd. Many of which appear to have been purchased by entities for rental properties. This has brought on more traffic to the area. These renters/homeowners demonstrated that they didn't believe it was an issue shooting fireworks for days leading up to or after the 4th, which as you know, is illegal in Oklahoma City limits. Adding more, multi-tenant homes will only increase the traffic in the area. Until the road is expanded, additional homes are only going to continue to add to this problem. I feel that bringing commercial real estate to this space would bring a higher value to the surrounding community over rental duplexes.

Second, I believe by bringing in more rental properties, as proposed, will continue to affect our property values, by just the visibility of rental homes right outside our neighborhood. I don't see rental properties just outside the gate to other prominent neighborhoods in the OKC area, like Gailardia, Preston Hills, Northlake, and Cobblestone. etc...

Third, with the increase of rental properties around the neighborhood, which is located on the outskirts of OKC, has continued to see an increase of car break-ins and porch pirates in the area since we purchased our house in 2014.

I please ask you to turn down this proposal,

Concerned Home Owner,  
Brad Wojtek



## Johnson, Thad A

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**From:** Thomas Paul Charnota <charnota@gmail.com>  
**Sent:** Monday, July 11, 2022 11:44 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Case No. SPUD-1428 on 325 N Cemetery Rd: Settler's Ridge HOA OPPOSES

Good morning,

I am writing this letter of formal protest to you on behalf of the Settler's Ridge Homeowners Association (HOA) of which I am the sitting President of. We are a community of approximately 320 homes located on the northwest corner of the Reno and Cemetery intersection, with our main entrance on NW 3rd St off of Cemetery Rd in Oklahoma City. A vast majority of residents, as well our HOA board have encouraged us to write this letter of protest regarding Case No. SPUD-1428 on 325 N. Cemetery Rd.

With all due respect, we the HOA on behalf of the residents of our neighborhood strongly oppose the zoning change to this parcel to allow a community of duplex homes to be developed at the entrance to our neighborhood by Harbor Homes. There are several reasons we oppose this development:

- 1) Traffic. The number of accidents and traffic jams along Cemetery Rd between Reno and NW 10th has increased substantially in the last 10 years. This roadway is inadequate to support the amount of traffic already on it. Adding more dense residential developments over what were envisioned as light commercial or light industrial properties is an irresponsible planning decision should this proposal pass. During many points during the day - and even on the weekend, it has become near impossible to make a left turn out of NW 3rd onto Cemetery Rd safely. Traffic also consistently stacks up past our intersection primarily going southbound as the road approaches the Reno traffic light. Adding more traffic load to this intersection is downright irresponsible and dangerous to our residents and their families.
- 2) More traffic. Our neighborhood is already being used to cut through and avoid the intersection at Reno and Cemetery. People turn off of Cemetery Rd heading southbound, and turn right onto NW 3rd, over to Land Run Ln, then over to John Wedman to get to Reno at high traffic times. People speed well past the 25mph posted limit and blow through stop and yield signs. Many residents with families with small children live along this route. Adding more traffic and more people with this proposed development, potentially cutting through the neighborhood to avoid traffic is not acceptable. I envision that people in this proposed development will take this very same route to make their way to the Reno intersection with the light, instead of making a left turn onto Cemetery Rd from NW 3rd.
- 3) There are no sidewalks or bike lanes connecting Reno to NW 10th St. This needs to change if any improvements are made to Cemetery Rd and more dense development is put in to replace what was previously zoned as light industrial or light commercial land.
- 4) We are concerned about the effect of property values with the added development of duplexes that would be significantly below the property values of the adjacent/ adjoining neighborhood. Analyzing Zillow as a reference guide, the average property value of the 32 homes immediately to the west of this proposed development along Old Home Ln, Land Run Ln and John Wedman Blvd is over \$451k. It is my impression that a duplex neighborhood would be of significantly lower per-lot value. Being an adjoining property sharing an entrance road of NW 3rd St, potential buyers of homes in Settler's Ridge may be misled to believe that these duplexes are part of the master plan for Settler's Ridge and part of the same neighborhood and HOA. In contrast - the other adjoining neighborhood sharing this entrance is The Springs at Settler's Ridge - this is also a different neighborhood and HOA with much smaller homes and lots. However, it is an all-inclusive maintenance free and gated neighborhood with a pool and amenities making these homes maintain a premium housing value adjoining our neighborhood.

5) We are concerned about crime. Theft rates, car intrusions, package thieves - all of these crime categories have gone up - albeit many of these crimes are not reported to the police. Law enforcement response time is already a concern to our neighbors. Adding a development of significantly lower value housing potentially increases the crime threat to our residents and families.

6) There are already several higher density residential projects planned for this area - including apartments to the south, apartments to the east, and a duplex project to the north east of our neighborhood. The north east duplex project outside of the Shire Lea development already appears abandoned. We see little value in adding yet more higher density residential development to this area than what is already part of the master plan, when other planned projects haven't even been started yet.

This relatively small parcel is of best value to the community around it as light industrial or light commercial - and in turn generating recurring sales tax value to Oklahoma City.

We could go on - but we respect and trust that these concerns will receive the time and attention from your commission that this deserves. We thank you - and again, strongly oppose this proposed zoning change to this parcel.

Very respectfully,

Thomas Charnota  
President, Settler's Ridge HOA

and

Thomas and Kathryn Charnota  
309 Land Run Ln  
Yukon, OK 73099

(713) 412-5153  
[charnota@gmail.com](mailto:charnota@gmail.com)

## Johnson, Thad A

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**From:** Robert Abbott <robertabbott2009@gmail.com>  
**Sent:** Monday, July 11, 2022 6:31 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Yukon Duplex Spud 1428

I live in Settler's Ridge neighborhood. Our home was purchased in 2017. I am writing against the proposed duplex planning near our neighborhood. This will decrease property value and further add to the traffic and congestion. When we purchased our forever home we did not foresee such poor planning and this is very disappointing and disheartening. This is the nicer area of Yukon, it's not right to add structures that diminish the class of the area.

Regards,

Robert Abbott

**Johnson, Thad A**

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**From:** Angela Abbott <angeeabbott@gmail.com>  
**Sent:** Monday, July 11, 2022 6:29 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Yukon Duplex Spud 1428

I live in Settler's Ridge neighborhood. Our home was purchased in 2017. I am writing against the proposed duplex planning near our neighborhood. This will decrease property value and further add to the traffic and congestion. When we purchased our forever home we did not foresee such poor planning and this is very disappointing and disheartening. This is the nicer area of Yukon, it's not right to add structures that diminish the class of the area.

Regards,

Angela Abbott

**Johnson, Thad A**

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**From:** Amanda Wiedemann <amanda@okinsurancepro.com>  
**Sent:** Monday, July 11, 2022 1:48 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Case No: SPUD 1428 Location 325 N Cemetery Road - residential duplexes

To whom it may concern,

I'd like to formally enter a complaint regarding the proposed residential duplexes. These will back up to my property line and my concern is that this development will lead to an increase in crime and traffic as well as decreasing my property values.

My hope is that at the hearing this Thursda, the planning commission will take my complaint as well as what I'm sure will be many of my neighbors' complaints, into consideration.

Sincerely,  
Amanda Wiedemann  
***Resident of Settler's Ridge Neighborhood***

## Johnson, Thad A

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**From:** Marcia Wentz <marciar47@outlook.com>  
**Sent:** Tuesday, July 12, 2022 12:17 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Case Number SPUD-1428, Rezoning Opposition Letter

Letter attached.

Re: CASE NUMBER: SPUD-1428

ADDRESS: 325 N Cemetery Road

Dear Council,

I am writing to express my strong opposition to the proposed zoning request. The request being, to change a portion of the existing mixed district based zoning to a residential based zoning that will permit TWO FAMILY (DUPLEX) residential use and development. While the local community may be unable to prevent development, that in itself will be detrimental to the area, many residents in Settlers Ridge and The Springs at Settler's Ridge neighborhoods are opposed to the addition of multi-family housing that will cause additional traffic and safety problems, as well as potentially lower the property values of the existing community.

Traffic and safety are major areas of concern. Traffic jams between Reno and 10<sup>th</sup> Avenue due to the surge during Morning and Evening rush hours, causes traffic issues during critical times for the existing neighborhoods of Settlers Ridge and The Springs at Settler's Ridge.

The council should not approve multi-family dwellings that creates or exacerbates the current situation.

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

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know my opinions are shared by many.

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

Best Regards,

Marcia Wentz

408 Nathan Way

Yukon, OK 73099



## Johnson, Thad A

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**From:** DEBORAH NORTH <dnorth1955@aol.com>  
**Sent:** Monday, July 11, 2022 9:21 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Proposed development at 325 N Cemetary Road

I am writing in opposition to the proposed development of duplexes at 325 N Cometary Rd. I recently bought a home in the small community of the Springs at Settlers Ridge and I own a lot in Settlers Ridge. I bought here because of the location and being near one of the nicest neighborhoods in Yukon, Settlers Ridge. We take great pride in our community and work at protecting the value of our property. Settlers Ridge is an upper end neighborhood with homes in the upper 300,000 and 400,000K range. With the proposed duplexes directly across the street from The Springs at Settlers, which is a private community, this brings devalue of properties, more traffic, more crime because of non established residents and takes away from the secure, established, single family home dwelling atmosphere. I duly oppose the development of this project and ask the commission to consider denial of this project and consider and respect the established home owners of this area. Please put yourself in a position as a homeowner who wants to protect his investment and keep his neighborhood at its upmost value. Thank you.

Deborah North  
769 Christian Lane (The Springs at Settlers)  
13320 NW 6th St. (Settlers Ridge)  
Yukon, OK 73099

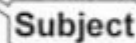
**Johnson, Thad A**

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**From:** janet wedman <jmwedman44@yahoo.com>  
**Sent:** Monday, July 11, 2022 11:28 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Request - denial

Respectfully, putting duplex complex in this neighborhood will do much to devalue our community. Further, The roads cannot handle even more traffic and especially at that intersection. Please decline the request for the preservation of our neighborhood and surroundings.

**Location:** 325 N. Cemetery Rd.



Sent from my iPhone

**Johnson, Thad A**

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**From:** Justin Martin <justinlmartin@hotmail.com>  
**Sent:** Monday, June 27, 2022 4:55 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** SPUD-1428 concerns  
**Attachments:** img20220626\_00220206.pdf

My name is Justin Martin and I live in the Settlers Ridge addition at the corner of W. Reno Ave. and Cemetery Road, South of Yukon. We had been informed of a housing development that was being proposed outside our neighborhood with Harbor Homes. This Case No. SPUD-1428, location 325 N. Cemetery Road.

As a resident I do have some concerns. First the traffic situation along Cemetery Road is already of great concern. With the continued growth in the area, the traffic congestion and lack of traffic controls already creates a dangerous situation. Adding more homes along this corridor will no doubt, increase this traffic problem. This will also create more traffic congestion within our neighborhood streets as these resident use our neighborhood to navigate around the busy Cemetery Road traffic. This is already an issue with residents detouring through our neighborhood to reach the addition to the south and west. This creates safety concerns for residents and especially our children. The majority of these individuals that detour have no regard for posted street signs and speed limits while maneuvering through our addition. There is already local law enforcement that is used to help direct traffic for the churches directly south of NW 10th Street on Cemetery Road, because of the amount of congestion.

The another area of concern is property values. Our neighborhood does contain higher end homes and creating a neighborhood directly in front of ours creates problems with maintaining property values and the ability to find buyers for our neighborhood if the first thing they see entering our addition is a secondary neighborhood that could be a blight.

The last concern is crime rate. With the development of an addition that provides a potential for lower income and duplex homes, this can create crime concerns. We already reside on the far southwest reaches of the Oklahoma City law enforcement area and response time is already of concern. We already see issues with certain crimes against vehicles and property damage as a result. Perpetrators know that we are farther out and that it increases any responses times.

I would humbly ask you to reject this proposal and do what is in the best interest for my neighbors and myself to maintain property values, which will continue to provide increased ad-valorem intake and maintain a safe area for my neighbors and children. The traffic concern is there regardless but is just increased by such a proposal. So on a side note, the traffic situation on Cemetery Road definitely needs to be investigated and reviewed. Thanks again for your service to our community.

Sincerely,

Justin Martin  
316 Land Run Lane  
Yukon, OK 73099  
(405) 881-8100



## Johnson, Thad A

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**From:** +14056590723@tmomail.net  
**Sent:** Monday, July 11, 2022 11:30 AM  
**To:** DS, Subdivision and Zoning  
**Attachments:** text\_0.txt

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My name is Martin Nagle and my wife and I live in Settlers Ridge. We are concerned about the duplexes that are to be built just south of our addition entrance. We worry that this will negatively effect our property value and will become a nuisance as most rental properties are. Our address is 13308, NW 6th St, Yukon OK 73099. Thank you for your attention to this matter.



This message was sent to you by a T-Mobile wireless phone.

## Johnson, Thad A

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**From:** Micah Marshall <micahnorth3@gmail.com>  
**Sent:** Wednesday, July 13, 2022 4:54 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Potential duplex development on 325 N Cemetery

I am writing in opposition to the proposed development of duplexes at 325 N Cemetery Rd. I am a home owner in Settlers Ridge off Reno & Cemetery. Settlers Ridge is one of the nicest developments in Yukon and we take great pride in our community and work at protecting the value of our property. Settlers Ridge is an upper end neighborhood with homes in the upper 300,000 and 400,000K range. With the proposed duplexes this brings concerns for devalue of properties, increased traffic to an already traffic heavy location and concern for increased crime due to non established residents. I oppose the development of this project and ask the commission to consider denial of this project as well as to consider and respect the established home owners of this area.

Sincerely,

Ryan & Micah Marshall  
300 John Wedman Blvd  
Yukon, Ok 73099

Sent from my iPhone