

**ORDINANCE NO. 28,064**

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

**EMERGENCY ORDINANCE**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

**SECTION 1.** That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land lying in Government Lot One (1) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest (NW) Corner of said Northwest Quarter (NW/4); THENCE South 00°16'51" East along and with the West line of said Northwest Quarter (NW/4), a distance of 861.76 feet to the POINT OF BEGINNING; THENCE North 89°55'25" East, departing said West line, parallel with the South line of said Government Lot One (1), a distance of 380.00 feet; THENCE South 00°16'51" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 456.08 feet to a point on the South line of said Government Lot One (1); THENCE South 89°55'25" West, along the South line of said Government Lot One (1), a distance of 380.00 feet to a point on the West line of said Northwest Quarter (NW/4); THENCE North 00°16'51" West, along said West line of Northwest Quarter (NW/4), a distance of 456.08 feet to the POINT OF BEGINNING.

**SECTION 2.** (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

**INTRODUCED AND READ** in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 24TH day of MARCH, 2026.

**PASSED** by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 21ST day of APRIL, 2026.

ATTEST:

Amy K Simpson  
CITY CLERK



David Holt  
MAYOR

REVIEWED for form and legality.

Susan Randall  
ASSISTANT MUNICIPAL COUNSELOR



# MEMORANDUM

Council Agenda  
Item No. XI. E  
4/21/2026

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2125), rezoning 17412 North May Avenue from PUD-1843 Planned Unit Development District to PUD-2125 Planned Unit Development District. Ward 8.

Planning Commission recommended approval subject to the Summary of Technical Evaluation. Easement requested but not received

### **Applicant:**

Mark W. Zitzow, Johnson & Associates  
Roseland Holdings, LLC

### **Purpose:**

The purpose of this application is to allow commercial use and development.

### **Background:**

On February 26, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions, and the PUD document has been amended accordingly.

### **Amended Technical Evaluation:**

1. Clarify that setbacks are from the *PUD* boundary.
2. Amend Section 9.8 Vehicular Access Regulations to include: ~~Private access drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.~~ Any portion of the private drives that will be constructed within the public right-of-way must be constructed to the City of Oklahoma City Standards and Specifications.
3. Modify Section 9.16 to state: Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage-related common areas and/or drainage easements shown. Certain amenities, such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

4. One large tree, as defined by Chapter 59 of the Municipal Code, shall be placed within the southeast corner adjacent to the existing single-family home.
5. Should the building be designed to interact more directly with the existing pond, screening on the east may not be required and would be reviewed at the specific plan stage.
6. The fencing solution in the southeast corner shall be specifically reviewed at the specific plan stage.

**Protests:**

82 Protests, 30 Legals, 16.13%

**Previous Action:**

The Ordinance was introduced March 24, 2026 and set for final hearing April 21, 2026. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.

| caseno   | name1                                                                 | mailingaddress1            | city          | state | zipcode    |
|----------|-----------------------------------------------------------------------|----------------------------|---------------|-------|------------|
| PUD-2125 | MARK W ZITZOW, JOHNSON & ASSOCIATES                                   | 1 E SHERIDAN AVE, STE 200  | OKLAHOMA CITY | OK    | 73104      |
| PUD-2125 | DEER CREEK SCHOOL DISTRICT, DR JASON PEREZ, SUPERINTENDENT            | 20701 N MACARTHUR BLVD     | EDMOND        | OK    | 73012      |
| PUD-2125 | AF CONTRACTORS GROUP LLC                                              | 17338 N MAY AVE            | EDMOND        | OK    | 73012-9047 |
| PUD-2125 | ALI SHAHJAHAN, SHAHJAHAN SAJIDA                                       | 17600 OLD POND RD          | EDMOND        | OK    | 73012      |
| PUD-2125 | ALL BEST MANAGEMENT COMPANY INC                                       | 20164 FLOWERED MEADOWS WAY | EDMOND        | OK    | 73012-0644 |
| PUD-2125 | BLEDSE & POPPE PROPERTIES                                             | 2829 NW 173RD ST           | EDMOND        | OK    | 73012-6728 |
| PUD-2125 | BO MC RESOURCES                                                       | PO BOX 1765                | ENID          | OK    | 73702-1765 |
| PUD-2125 | BRANCH DEREK                                                          | 17324 HARDWOOD PL          | EDMOND        | OK    | 73012-9024 |
| PUD-2125 | BUCKLES JENNIFER A                                                    | 2717 NW 173RD ST           | EDMOND        | OK    | 73012      |
| PUD-2125 | CHENG HUI C                                                           | 2721 NW 173RD ST           | EDMOND        | OK    | 73012      |
| PUD-2125 | CJR HOLDINGS LLC                                                      | 17334 N MAY AVE, Unit A    | EDMOND        | OK    | 73012      |
| PUD-2125 | CLIFFORD FARMS LLC                                                    | 17425 BARRINGTON HILLS LN  | EDMOND        | OK    | 73012      |
| PUD-2125 | COSHOW LARRY K & JULIE K                                              | 2612 NW 176TH ST           | EDMOND        | OK    | 73012-8931 |
| PUD-2125 | DAO THUY & TUAN PHAM                                                  | 17524 OLD POND RD          | EDMOND        | OK    | 73012-8945 |
| PUD-2125 | DAVIS JASON                                                           | 17700 OPAL LN              | EDMOND        | OK    | 73012-8934 |
| PUD-2125 | DOMINY CHRISTOPHER D                                                  | 2701 NW 173RD ST           | EDMOND        | OK    | 73012      |
| PUD-2125 | FERGUSON RENTALS LLC                                                  | 3825 NW 166TH ST, Unit C1  | EDMOND        | OK    | 73012      |
| PUD-2125 | FRASER DAVID & BETSY LIV TRUST                                        | 17329 RIDGEWOOD DR         | EDMOND        | OK    | 73012      |
| PUD-2125 | HAAS SCOTT A & AMY E                                                  | 17325 WOODVINE DR          | EDMOND        | OK    | 73012-7913 |
| PUD-2125 | HARMON MIKE R & APRIL D                                               | 2712 NW 173RD ST           | EDMOND        | OK    | 73012-6726 |
| PUD-2125 | HYMAN ANITA F REV TRUST                                               | 2713 NW 173RD ST           | EDMOND        | OK    | 73012      |
| PUD-2125 | JONES ALVEN & GAIL K                                                  | 17701 OPAL LN              | EDMOND        | OK    | 73012-8933 |
| PUD-2125 | JONES JOE M & DOLI K TRS, JONES FAMILY REV TRUST                      | 17725 OPAL LN              | EDMOND        | OK    | 73012-8933 |
| PUD-2125 | KES PROPERTIES LLC                                                    | 2841 NW 173RD ST           | EDMOND        | OK    | 73012-6728 |
| PUD-2125 | KILLMER CHRISTOPHER LEE & JENNIFER LEE ANNE TRS, KILLMER FAMILY TRUST | 17801 OPAL LN              | EDMOND        | OK    | 73012-8932 |
| PUD-2125 | KNOKE ROBERT S & APRIL M                                              | 2821 NW 173RD ST           | EDMOND        | OK    | 73012-6728 |
| PUD-2125 | LEBLANC INVESTMENTS LLC                                               | PO BOX 6718                | EDMOND        | OK    | 73083-6718 |
| PUD-2125 | LEIK ALLAN F & GLENNA M                                               | 2705 NW 173RD ST           | EDMOND        | OK    | 73012-6726 |
| PUD-2125 | LENORMAN D A & M A LIVING TRUST                                       | 129 S BAY DR               | BULLARD       | TX    | 75757      |
| PUD-2125 | MBA INVESTMENTS LLC                                                   | 3301 HERITAGE GREEN CIR    | EDMOND        | OK    | 73003-2151 |
| PUD-2125 | MBA INVESTMENTS LLC                                                   | 2833 NW 173RD ST           | EDMOND        | OK    | 73012-6728 |

|          |                                                                  |                          |               |    |            |
|----------|------------------------------------------------------------------|--------------------------|---------------|----|------------|
| PUD-2125 | MCDANIEL TRAVIS JOHN, YERGES LESLEY                              | 2709 NW 173RD ST         | EDMOND        | OK | 73012      |
| PUD-2125 | MLE LLC                                                          | 17342 N MAY AVE          | EDMOND        | OK | 73012      |
| PUD-2125 | OAK HILLS FREE WILL BAPTIST CHURCH                               | 2720 NW 178TH ST         | EDMOND        | OK | 73012-8928 |
| PUD-2125 | PHAM DOANLOAN V, PHAM TRUC                                       | 2708 NW 173RD ST         | EDMOND        | OK | 73012      |
| PUD-2125 | PINAKIN LLC                                                      | 801 W 33RD ST, Unit 8350 | EDMOND        | OK | 73083-9533 |
| PUD-2125 | POPPE MATTHEW & JAENA TRS, POPPE MATTHEW & JAENA LIV TRUST       | 17520 PRAIRIE SKY WAY    | EDMOND        | OK | 73012-6614 |
| PUD-2125 | QUICK MINCEY PROPERTIES LLC                                      | 17342 N MAY AVE          | EDMOND        | OK | 73012      |
| PUD-2125 | RECHER JULIE CO TRS, RAY JOHANNA CO TRS, RECHER RAY FAMILY TRUST | 17328 RIDGEWOOD DR       | EDMOND        | OK | 73012      |
| PUD-2125 | REEF LLC                                                         | PO BOX 468               | MUSKOGEE      | OK | 74402      |
| PUD-2125 | RFPK TRUST                                                       | 2720 NW 173RD ST         | EDMOND        | OK | 73012      |
| PUD-2125 | ROGERS JUDY G                                                    | 2817 NW 173RD ST         | EDMOND        | OK | 73012-6728 |
| PUD-2125 | ROSE CREEK GOLF CLUB LLC                                         | 17408 HAWKS VIEW CT      | EDMOND        | OK | 73012      |
| PUD-2125 | ROSELAND HOLDINGS LLC                                            | 6608 N WESTERN AVE 477   | OKLAHOMA CITY | OK | 73116      |
| PUD-2125 | ROSEWOOD ESTATES INVESTMENTS LLC                                 | 2801 NW 173RD ST         | EDMOND        | OK | 73012-6728 |
| PUD-2125 | ROSEWOOD HOMEOWNERS ASSOCIATION OF OKLAHOMA INC                  | 1322 FRETZ DR            | EDMOND        | OK | 73003-5871 |
| PUD-2125 | SCHLECHT ANDREW, SCHLECHT AMY                                    | 17525 OLD POND RD        | EDMOND        | OK | 73012      |
| PUD-2125 | SMITH JEFFREY M & JOANNE C                                       | 17321 WOODVINE DR        | EDMOND        | OK | 73012      |
| PUD-2125 | SMITH VICTOR & ELLEN                                             | 17724 OPAL LN            | EDMOND        | OK | 73012      |
| PUD-2125 | SMOCHA ITZHAK                                                    | 26 HARBOR DR             | CORTE MADERA  | CA | 94925-1847 |
| PUD-2125 | SQUARED AWAY LAWNS LLC                                           | 2700 NW 178TH ST         | EDMOND        | OK | 73012      |
| PUD-2125 | STOCKTON JARRED LUKE, STOCKTON KRISTIN NICOLE                    | 17324 RIDGEWOOD DR       | EDMOND        | OK | 73012-1235 |
| PUD-2125 | THAVISOUK JIM & SUZANNE C                                        | 2813 NW 173RD ST         | EDMOND        | OK | 73012-6728 |
| PUD-2125 | WHITE DEBORAH C, LIEBOLD WILLIAM F                               | 2716 NW 173RD ST         | EDMOND        | OK | 73012      |
| PUD-2125 | WILBANKS BLAKE RYAN & JESSICA E                                  | 2809 NW 173RD ST         | EDMOND        | OK | 73012-6728 |
| PUD-2125 | WILLIAMS LEBERTA & MICHEAL                                       | 17601 OLD POND RD        | OKLAHOMA CITY | OK | 73012      |

**APPROVED**

04-21-2026

BY THE CITY COUNCIL  
*Angie H. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT**

**PUD - 2125**

**MASTER DESIGN STATEMENT FOR  
NW 178<sup>th</sup> and May Ave Development**

November 26, 2025  
Revised December 12, 2025  
Revised February 3, 2026  
Revised February 18, 2026  
Revised February 26, 2026

**PREPARED FOR:**

Roseland Holdings, LLC  
6608 N Western Ave., Unit 477  
Oklahoma City, OK 73116

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)  
4864-002

## TABLE OF CONTENTS

|                                                  |          |
|--------------------------------------------------|----------|
| <b>1.0 INTRODUCTION .....</b>                    | <b>1</b> |
| <b>2.0 LEGAL DESCRIPTION.....</b>                | <b>1</b> |
| <b>3.0 OWNER/DEVELOPER.....</b>                  | <b>1</b> |
| <b>4.0 SITE AND SURROUNDING AREA .....</b>       | <b>1</b> |
| <b>5.0 PHYSICAL CHARACTERISTICS .....</b>        | <b>1</b> |
| <b>6.0 CONCEPT .....</b>                         | <b>1</b> |
| <b>7.0 SERVICE AVAILABILITY .....</b>            | <b>2</b> |
| <b>8.0 SPECIAL DEVELOPMENT REGULATIONS .....</b> | <b>3</b> |
| <b>8.1 USE AND DEVELOPMENT REGULATIONS .....</b> | <b>3</b> |
| <b>9.0 SPECIAL CONDITIONS .....</b>              | <b>3</b> |
| <b>9.1 ARCHITECTURAL REGULATIONS .....</b>       | <b>5</b> |
| <b>9.2 LANDSCAPING REGULATIONS.....</b>          | <b>5</b> |
| <b>9.3 LIGHTING REGULATIONS .....</b>            | <b>5</b> |
| <b>9.4 SCREENING REGULATIONS .....</b>           | <b>6</b> |
| <b>9.5 PLATTING REGULATIONS .....</b>            | <b>6</b> |
| <b>9.6 DRAINAGE REGULATIONS .....</b>            | <b>6</b> |
| <b>9.7 DUMPSTER REGULATIONS.....</b>             | <b>6</b> |
| <b>9.8 VEHICULAR ACCESS REGULATIONS.....</b>     | <b>6</b> |
| <b>9.9 PARKING REGULATIONS .....</b>             | <b>6</b> |
| <b>9.10 SIGNAGE REGULATIONS.....</b>             | <b>7</b> |
| <b>9.11 ROOFING REGULATIONS.....</b>             | <b>7</b> |

|                                                             |          |
|-------------------------------------------------------------|----------|
| <b>9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS .....</b>    | <b>7</b> |
| <b>9.13 HEIGHT REGULATIONS.....</b>                         | <b>7</b> |
| <b>9.14 SETBACK REGULATIONS.....</b>                        | <b>7</b> |
| <b>9.15 PUBLIC IMPROVEMENTS .....</b>                       | <b>7</b> |
| <b>9.16 COMMON AREAS .....</b>                              | <b>7</b> |
| <b>9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES .....</b> | <b>8</b> |
| <b>9.18 SPECIFIC PLAN .....</b>                             | <b>8</b> |
| <b>10.0 DEVELOPMENT SEQUENCE .....</b>                      | <b>8</b> |
| <b>11.0 EXHIBITS .....</b>                                  | <b>8</b> |

## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) is located south of NW 178<sup>th</sup> St. and West of N May Ave. The property is 3.9787 acres within the NW/4 of Section 31, Township 14N, Range 3W of the Indian meridian, Oklahoma County Oklahoma. The subject property is generally located at 17412 N May Ave.

## **2.0 LEGAL DESCRIPTION:**

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is Roseland Holdings, LLC. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 17412 N May Avenue. The property is currently zoned as PUD-1843. The subject property is undeveloped.

North: North of the subject site is zoned as C-3 And developed as general commercial.

East: East of the subject site is zoned PUD-1843 with a base zoning of R-1ZL, “Single-Family Residential Zero Lot Line” District.

South: South of the subject site is zoned PUD-1062 with base zonings of O-2 and C-3 and is developed as an office park.

West: West of the subject site is N May Ave. Beyond N May Ave. is zoned as PUD-783 and is developed as the Rose Creek golf course.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property is 1112-1126 and the slope analysis reveals that the property generally runs downhill to the southwest. None of the subject property is in the floodplain.

## **6.0 CONCEPT:**

It is the developer’s intent to develop the subject property as a commercial development fronting N May Ave.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the west is N May Avenue which has a right-of-way width of 100-feet and is paved to City standards.

Proposed streets in this Planned Unit Development may be public or private and will conform to all applicable regulations.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

### **7.3 WATER**

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 37 located at 16820 N Pennsylvania Ave. Approximately 1.9 miles from this PUD development. Anticipated response times are of Urban Response levels.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with the various utility companies will be made in conjunction with this development.

### **7.6 PUBLIC TRANSPORTATION**

There are no bus stops in this Planned Unit Development.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not within a FEMA 100-year floodplain.

## **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban Low land use typology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards. The proposed commercial development will be located along the arterial road, providing commercial and retail amenities to the area.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **C-3, Community Commercial District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

## **9.0 SPECIAL CONDITIONS:**

The following special conditions shall be made a part of this PUD:

The use and development regulations of the **C-3 "Community Commercial"** District shall govern this Tract, except as herein modified.

The following uses are the only uses allowed within this Tract:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)

- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)

Medical marijuana uses shall be strictly prohibited within this PUD.

The following uses shall not be located within 150-feet of Single-Family or Two-Family residential used property:

- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)

## **Bulk Regulations**

Minimum Lot Size: Per code

Maximum Building Coverage: Per code

Maximum Height: Per code

Maximum Density: Per code

Minimum Lot Width: Per code

Setbacks:

|                     |         |
|---------------------|---------|
| North PUD Boundary: | 25-feet |
| East PUD Boundary:  | 0-feet  |
| South PUD Boundary: | 25-feet |
| West PUD Boundary:  | 25-feet |

No interior setbacks are required except those necessary to meet fire and building code requirements.

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

### **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

A minimum 15-foot landscape buffer with trees spaced a maximum of twenty-five (25) feet on center shall be installed along the south PUD boundary.

One large tree as defined by Chapter 59 of the Oklahoma City Municipal Code shall be placed within the southeast corner adjacent to the existing single-family home.

### **9.3 LIGHTING REGULATIONS**

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **9.4 SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

Should the building be designed to interact more directly with the existing pond, screening on the east may not be required and will be reviewed at the specific plan stage.

The fencing solution in the southeast corner shall be specifically reviewed at the specific plan stage.

### **9.5 PLATTING REGULATIONS**

Platting shall be per the Oklahoma City Subdivision Regulations.

### **9.6 DRAINAGE REGULATIONS**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **9.7 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 75 feet from all property lines adjacent to residential zoning district or use.

### **9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be per subdivision regulations.

There shall be two access points from N May Ave.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Any portion of the private drives that will be constructed within the public right-of-way must be constructed to the City of Oklahoma City Standards and Specifications.

## **9.9 PARKING REGULATIONS**

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

## **9.10 SIGNAGE REGULATIONS**

Signage regulations shall be per code, except that EMD and neon signage shall be strictly prohibited.

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets/drives prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

## **9.13 HEIGHT REGULATIONS**

The maximum building height is established in Section 9.0.

## **9.14 SETBACK REGULATIONS**

The setback regulations are established in Section 9.0.

## **9.15 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County,

or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

#### **9.16 COMMON AREAS**

Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

#### **9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

#### **9.18 SPECIFIC PLAN**

A specific plan shall be required for any development requiring commercial building permits.

### **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

### **11.0 EXHIBITS:**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan

**PUD-2125 Exhibit A - LEGAL DESCRIPTION (REVISED 2-5-26)**

**N.W. 178<sup>th</sup> & May Ave Development  
Zoning Legal**

A tract of land lying in Government Lot One (1) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest (NW) Corner of said Northwest Quarter (NW/4); THENCE South 00°16'51" East along and with the West line of said Northwest Quarter (NW/4), a distance of 861.76 feet to the POINT OF BEGINNING; THENCE North 89°55'25" East, departing said West line, parallel with the South line of said Government Lot One (1), a distance of 380.00 feet; THENCE South 00°16'51" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 456.08 feet to a point on the South line of said Government Lot One (1); THENCE South 89°55'25" West, along the South line of said Government Lot One (1), a distance of 380.00 feet to a point on the West line of said Northwest Quarter (NW/4); THENCE North 00°16'51" West, along said West line of Northwest Quarter (NW/4), a distance of 456.08 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 173,310 square feet or 3.9787 acres, more or less.



**PUD-2125**  
**17412 N May Ave.**

Exhibit B  
 Conceptual Site Plan

+/- 3.98 acres



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104

PHYSICIAN PLANNERS

ENGINEERS SURVEYORS PLANNERS

25/28

**CASE NUMBER: PUD-2125**

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of Roseland Holdings, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2125 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 21, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

**LEGAL DESCRIPTION:**

A tract of land lying in Government Lot One (1) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest (NW) Corner of said Northwest Quarter (NW/4); THENCE South 00°16'51" East along and with the West line of said Northwest Quarter (NW/4), a distance of 861.76 feet to the POINT OF BEGINNING; THENCE North 89°55'25" East, departing said West line, parallel with the South line of said Government Lot One (1), a distance of 380.00 feet; THENCE South 00°16'51" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 456.08 feet to a point on the South line of said Government Lot One (1); THENCE South 89°55'25" West, along the South line of said Government Lot One (1), a distance of 380.00 feet to a point on the West line of said Northwest Quarter (NW/4); THENCE North 00°16'51" West, along said West line of Northwest Quarter (NW/4), a distance of 456.08 feet to the POINT OF BEGINNING.

**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.**

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 24th day of March 2025.

SEAL

*Amy K. Simpson*  
Amy K. Simpson, City Clerk



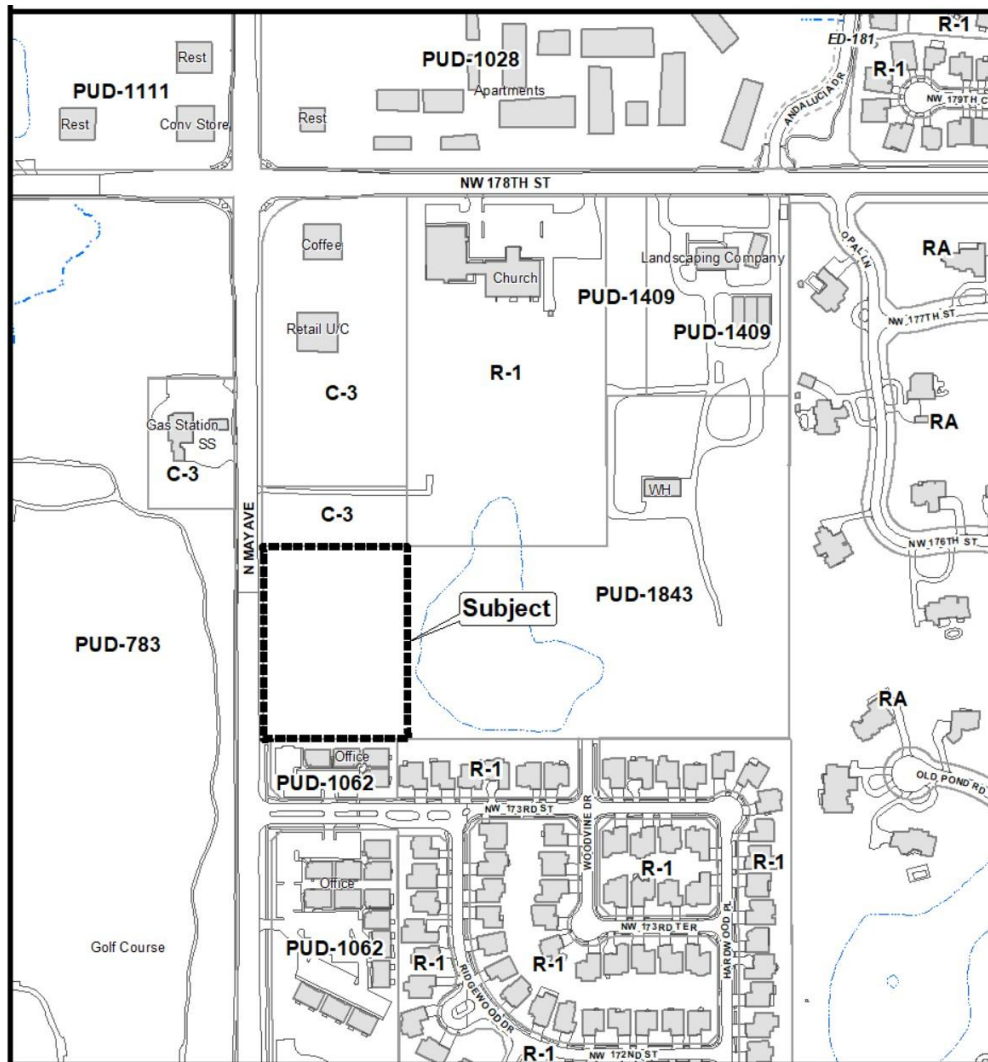
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-2125

**FROM:** PUD-1843 Planned Unit Development District

**TO:** PUD-2125 Planned Unit Development District

**ADDRESS OF PROPERTY:** 17412 North May Avenue



**PROPOSED USE:** The purpose of this application is to allow commercial use and development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulations of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

**Should you have any questions or concerns regarding this application please call:**

**The City of Oklahoma City**

**Planning Department**

**420 West Main Street, Suite 910**

**Oklahoma City, Oklahoma 73102**

**(405) 297-2623**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-2125

**LOCATION:** 17412 North May Avenue

**NOTICE IS HEREBY GIVEN**, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2125 Planned Unit Development District from PUD-1843 Planned Unit Development District. A public hearing will be held by the City Council on April 21, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

## **LEGAL DESCRIPTION:**

A tract of land lying in Government Lot One (1) in the Northwest Quarter (NW/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest (NW) Corner of said Northwest Quarter (NW/4); THENCE South 00°16'51" East along and with the West line of said Northwest Quarter (NW/4), a distance of 861.76 feet to the POINT OF BEGINNING; THENCE North 89°55'25" East, departing said West line, parallel with the South line of said Government Lot One (1), a distance of 380.00 feet; THENCE South 00°16'51" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 456.08 feet to a point on the South line of said Government Lot One (1); THENCE South 89°55'25" West, along the South line of said Government Lot One (1), a distance of 380.00 feet to a point on the West line of said Northwest Quarter (NW/4); THENCE North 00°16'51" West, along said West line of Northwest Quarter (NW/4), a distance of 456.08 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow commercial use and development.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulations of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

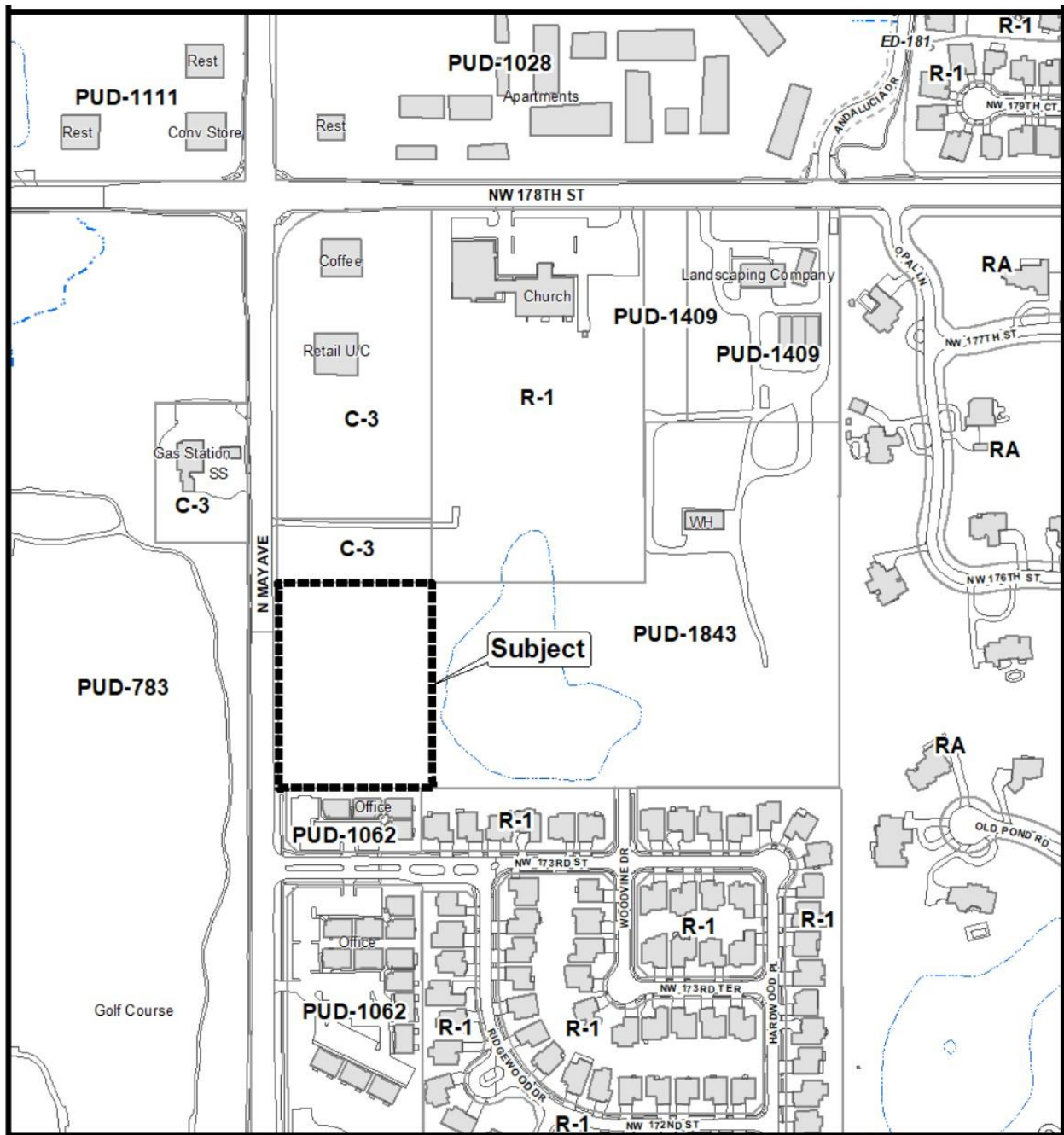
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 24th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes  
February 26, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on February 20, 2026)

10. (PUD-2125) Application by Roseland Holdings, LLC, to rezone 17412 North May Avenue from PUD-1843 Planned Unit Development District to PUD-2125 Planned Unit Development District. Ward 8.

**Amended Technical Evaluation:**

1. Clarify that setbacks are from the *PUD* boundary.
2. Amend Section 9.8 Vehicular Access Regulations to include: ~~Private access drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.~~ Any portion of the private drives that will be constructed within the public right-of-way must be constructed to the City of Oklahoma City Standards and Specifications.
3. Modify Section 9.16 to state: Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage-related common areas and/or drainage easements shown. Certain amenities, such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.
4. One large tree, as defined by Chapter 59 of the Municipal Code, shall be placed within the southeast corner adjacent to the existing single-family home.
5. Should the building be designed to interact more directly with the existing pond, screening on the east may not be required and would be reviewed at the specific plan stage.
6. The fencing solution in the southeast corner shall be specifically reviewed at the specific plan stage.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**February 26, 2026**

**Item No. IV. 10.**

**(PUD-2125) Application by Roseland Holdings, LLC, to rezone 17412 North May Avenue from PUD-1843 Planned Unit Development District to PUD-2125 Planned Unit Development District. Ward 8.**

**A. GENERAL INFORMATION**

**1. Contacts**

**Applicant's Representative**

Mark Zitzow  
Johnson & Associates  
405-235-8075

**2. Case History**

This is a new application. This application was deferred from the January 15 and February 12, 2026, Planning Commission hearing dates. The PUD boundary has been reduced from the original submission.

**3. Reason for Request**

The purpose of this application is to allow commercial use and development.

**B. EXISTING CONDITIONS**

**1. Size of Site:** 16.9709 Acres

**2. School District:** Deer Creek

**3. Zoning and Land Use:**

|                 | <b>Subject Site</b> | <b>North</b>    | <b>East</b>      | <b>South</b>                  | <b>West</b>    |
|-----------------|---------------------|-----------------|------------------|-------------------------------|----------------|
| <b>Zoning</b>   | PUD-1843            | C-3             | PUD-1843         | PUD-1062<br>R-1               | PUD-783        |
| <b>Land Use</b> | Undeveloped         | Ace<br>Hardware | Undeveloped/Pond | Medical<br>Office/Residential | Golf<br>Course |

**4. Comprehensive Plan Land Use Typology Area:** Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**C. SUMMARY OF PUD APPLICATION:**

**8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **C-3, Community Commercial District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

**9.0 SPECIAL CONDITIONS:**

The following special conditions shall be made a part of this PUD:

The use and development regulations of the C-3, "Community Commercial" District shall govern this Tract, except as herein modified.

The following uses are the only uses allowed within this Tract:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)

- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)

Medical marijuana uses shall be strictly prohibited within this PUD.

The following uses shall not be located within 150-feet of Single-Family or Two-Family residential used property:

- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)

#### Bulk Regulations

Minimum Lot Size: Per code

Maximum Building Coverage: Per code

Maximum Height: Per code

Maximum Density: Per code

Minimum Lot Width: Per code

Setbacks:

|                       |         |
|-----------------------|---------|
| North Tract Boundary: | 25-feet |
| East Tract Boundary:  | 0-feet  |
| South Tract Boundary: | 25-feet |
| West Tract Boundary:  | 25-feet |

No interior setbacks are required except those necessary to meet fire and building code requirements.

#### 9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30%

EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

## **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

A minimum 15-foot landscape buffer with trees spaced a maximum of twenty-five (25) feet on center shall be installed along the south PUD boundary.

## **9.3 LIGHTING REGULATIONS**

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

## **9.4 SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

## **9.5 PLATTING REGULATIONS**

Platting shall be per the Oklahoma City Subdivision Regulations.

## **9.6 DRAINAGE REGULATIONS**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

## **9.7 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 75 feet from all property lines adjacent to residential zoning district or use.

## **9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be per subdivision regulations.

There shall be two access points from N May Ave.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

#### **9.9 PARKING REGULATIONS**

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

#### **9.10 SIGNAGE REGULATIONS**

Signage regulations shall be per code, except that EMD and neon signage shall be strictly prohibited.

#### **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

#### **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets/drives prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

#### **9.13 HEIGHT REGULATIONS**

The maximum building height is established in Section 9.0.

#### **9.14 SETBACK REGULATIONS**

The setback regulations are established in Section 9.0.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Per code.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.18 SPECIFIC PLAN

A specific plan shall be required for any development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site Plan

**D. REVIEW COMMENTS**

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.
2. **Fire (OCFD):** No objection.
3. **Public Works Department:**

**a. Traffic Services:** No objection.

**b. Engineering - Storm Sewer Availability:**

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Amend Section 9.8 Vehicular Access Regulations to include: Private access drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.

**4. Utilities Department:**

**a. Solid Waste Management:**

- 1) The City cannot provide service, contact private hauler.

**b. Water Availability:**

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.

- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

**c. Wastewater Availability:**

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

**5. Planning Department:**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available to the site.*

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

*The subject site is located along the east side of North May Avenue, an arterial street in the Urban Low Intensity LUTA.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential development. *The PUD regulations could provide a FAR within the UL Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

*The subject site is located along the east side of North May Avenue, a Major Arterial Street in the Urban Low Intensity LUTA. The site does not currently have improved access. The Master Design Statement specifies that access will be per Subdivision Regulations, with additional language that two access points will be allowed from North May Avenue with 200 feet of spacing required. The conceptual plan illustrates a connection from the site to the abutting property on the east, in the same location as approved in the Preliminary Plat of Sawgrass.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

*Sidewalks are not currently available on the subject site. The Master Design Statement requires sidewalks along all streets. Any new sidewalks or repair / replacement shall be provided in accordance with Code and ADA requirements at the time of development.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses and zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD is requested to allow commercial development in accordance with the regulations of the C-3 District. The PUD regulations propose the following setbacks: 0 feet on the east, and 25 feet on the north, south, and west. The Master Design Statement specifies other bulk regulations will conform to the base C-3 District regulations.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the east side of North May Avenue, a Major Arterial Street in the Urban Low LUTA. No triggers requiring mitigation related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The site abuts a developed single-family residential neighborhood zoned R-1 to the southeast. Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. The PUD regulations propose the following setbacks: 0 feet on the east, and 25 feet on the north, south, and west. The Master Design Statement specifies that a minimum 15-foot landscape buffer with trees spaced a maximum of 25-feet on center shall be required along the south boundary. The Master Design Statement adds language that dumpsters shall be placed no closer than 75 feet from all*

*property lines adjacent to residential uses or zoning. The PUD prohibits medical marijuana uses and requires the Convenience Sales and Personal Services and Eating Establishments: Drive-In and Fast Food with Drive-thru Order Window uses be located at least 150-feet away from single- or two-family residential uses.*

**3) Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

**4) Environmentally Sensitive Areas:** No ESAs were identified on the subject site.

**5) Transportation System:** The subject site is located along the east side of North May Avenue, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, North May Avenue had 16,268 average daily trips, with a capacity of 22,000.

**6) Other Development Related Policies**

- Encourage the integration of different land uses in urban areas [by preventing] large areas of concentration of any particular land use such as multi-family or commercial. (SU-2)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
  - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
  - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
  - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing

areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)

- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**b. Plan Conformance Considerations**

The subject site is located along the east side of North May Avenue, south of NW 178th Street. The site, along with land to the east, was rezoned to PUD-1843 in 2022 to allow single-family residential development in accordance with the R-1ZL District, and was preliminarily platted as Sawgrass. The current application originally included the entirety of PUD-1843 and requested multifamily residential uses, but has been modified to reduce the PUD boundary and now includes only the land fronting North May Avenue, which is proposed for commercial uses. The adjacent pond and property to the east will remain zoned as PUD-1843. Abutting land to the north, fronting North May Avenue, is undeveloped and was rezoned from R-1 to C-3 in 2025 for a new Ace Hardware store. Northeast of the site is a church fronting NW 178th Street that is zoned R-1. Southeast of the site is zoned R-1 and developed with a single-family residential neighborhood. Abutting land to the south is zoned as PUD-1062 and developed with office buildings. Across North May Avenue, to the west, is Rose Creek Country Club.

The PUD is requested to allow commercial development in accordance with the regulations of the C-3 District. Some of the proposed uses may create noise, spill light, or detectable odors above those found in typical residential settings. In addition to the reduction in size and elimination of multifamily uses, the Master Design Statement has

also been modified to require a 25-foot setback from the PUD boundaries (except on the east next to the pond), require a minimum 15-foot landscape buffer with trees spaced a maximum of 25-feet on center along the south boundary, require a 75-foot setback for dumpsters from public streets or residences, prohibit medical marijuana uses, and require the *Convenience Sales and Personal Services* and *Eating Establishments: Drive-In* and *Fast Food with Drive-Thru Order Window* uses be located at least 150-feet away from single- or two-family residential uses. Plan conformance would be strengthened by placing buildings closer to the street.

## **E. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

### **Approval of the application subject to the following Technical Evaluation:**

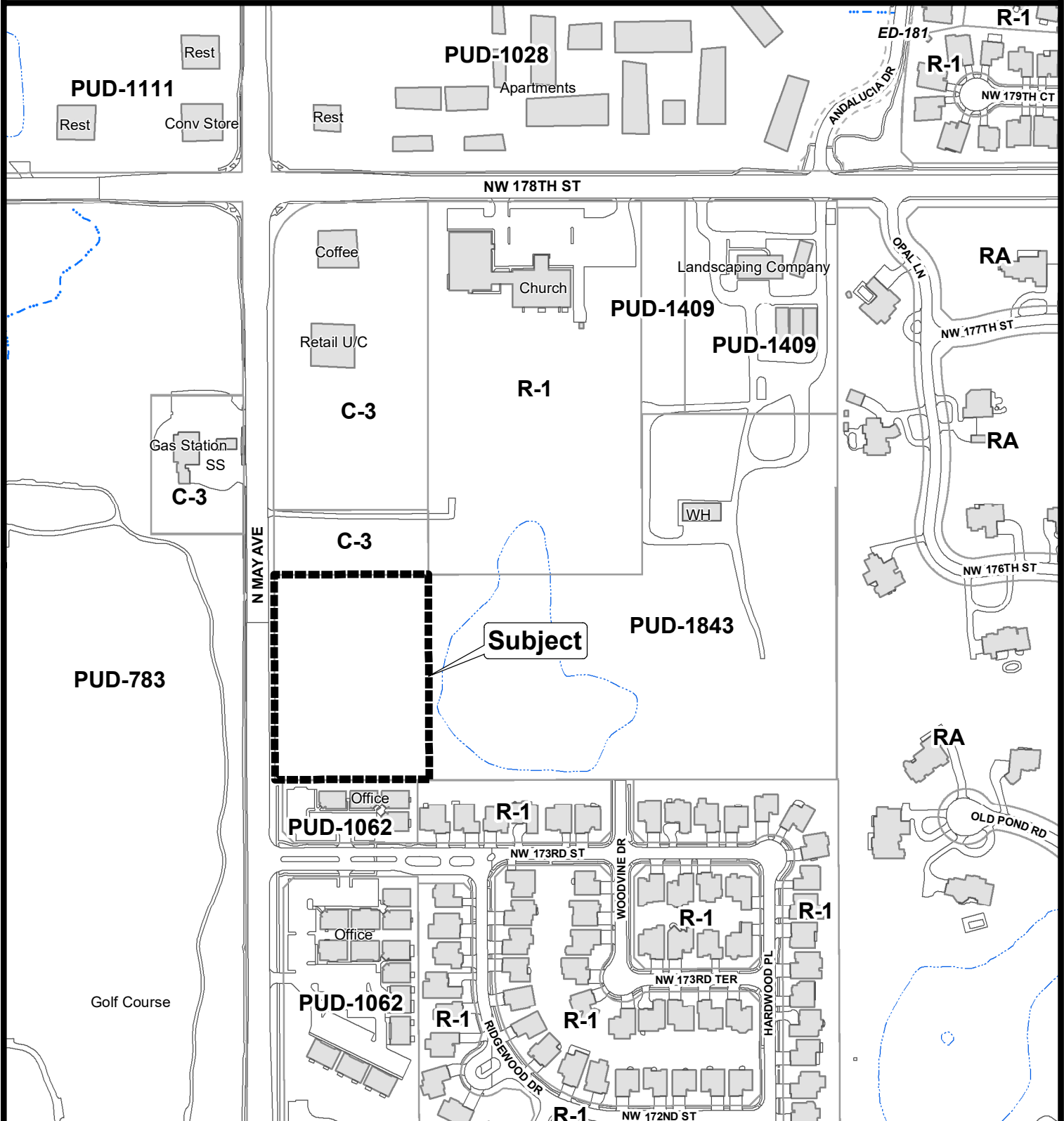
1. Clarify that setbacks are from the *PUD* boundary.
2. Amend Section 9.8 Vehicular Access Regulations to include: Private access drives shall be designed and constructed in accordance with the City of Oklahoma City Standards and Specifications.
3. Modify Section 9.16 to state: Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

*Should this application be approved, 17-foot of additional easement should be requested along North May Avenue to bring the right-of-way width to the standard set by the subdivision regulations.*

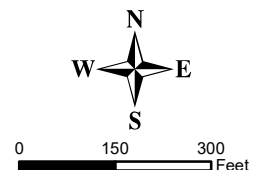
gjh

**Case No: PUD-2125      Applicant: Roseland Holdings, LLC**  
**Existing Zoning: PUD-1843**  
**Location: 17412 N. May Ave.**



The City of  
OKLAHOMA CITY

## Planned Unit Development





**PUD-2125**  
**17412 N May Ave.**

Exhibit B  
Conceptual Site Plan

+/- 3.98 acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

PHYSICIAN PLANNERS

ENGINEERS SURVEYORS PLANNERS

2/5/28

**Case No: PUD-2125      Applicant: Roseland Holdings, LLC**  
**Existing Zoning: PUD-1843**  
**Location: 17412 N. May Ave.**



Aerial Photo from 3/2025



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 150 300  
Feet

Name: Derek Branch  
Street Address: 17324 Harvard Pl  
City, State, ZIP: OKC 73102  
Email or Phone Number: 818-523-2369  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

(OWNER) South  
I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely, Derek Branch  
Signature:

Printed Name:  
DEREK Branch

Name: Jaime Carvajal

Street Address: 17301 Barrington Hills Ln.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: (405) 664-8408

Date: 01/02/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Jaime Carvajal

Name: Ray Chambers

Street Address: 17412 Old Pond Road

City, State, ZIP: Edmond, Oklahoma

Email or Phone Number: [rlchambers@cox.net](mailto:rlchambers@cox.net), (405) 570-8453

Date: January 3, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in cursive script, appearing to read "Ray Chambers", written in dark ink.

Printed Name: Ray Chambers

RECEIVED

JAN 13 2026

PLANNING DEPARTMENT

Name: Hui C. Cheng

Street Address: 2721 NW 173rd St.

City, State, ZIP: Edmond. OK 73012

Email or Phone Number: ChristyCheng2000@gmail.com

Date: 1/5/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Hui C. Cheng

Name: Derek Branch  
Street Address: 17324 Harvard Pl  
City, State, ZIP: OKC 73102  
Email or Phone Number: 818-523-2369  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

(OWNER) South  
I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely, Derek Branch  
Signature:

Printed Name:  
DEREK Branch

Name: Jaime Carvajal

Street Address: 17301 Barrington Hills Ln.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: (405) 664-8408

Date: 01/02/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Jaime Carvajal

Name: Ray Chambers

Street Address: 17412 Old Pond Road

City, State, ZIP: Edmond, Oklahoma

Email or Phone Number: [rlchambers@cox.net](mailto:rlchambers@cox.net), (405) 570-8453

Date: January 3, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in dark ink, appearing to read "Ray Chambers", written over a light blue horizontal line.

Printed Name: Ray Chambers

Name: Julie Coshow  
Street Address: 2612 NW 176th St.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405-650-4012  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Julie K. Coshow

Printed Name: Julie K. Coshow

Name: Brandon Cox

Street Address: 17224 Hardwood Pl

City, State, ZIP: Edmond OK 73012

Email or Phone Number: rdnsolobe@yahoo.com

Date: 1-3-20

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name: Brandon Cox

Name: Brianna Cox

Street Address: 17224 Hardwood Pl

City, State, ZIP: Edmond OK 73012

Email or Phone Number: divacox2001@gmail.com

Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

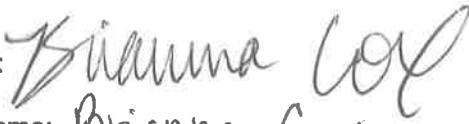
The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Brianna Cox

Name: Joy Cox  
Street Address: 17224 Hardwood Place  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: jcox0464@yahoo.com  
Date: 1/1/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Joy Cox

Name: Katelynn Cox  
Street Address: 17224 Hardwood Pl  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: sassycox2006@gmail.com  
Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:



Katelynn Cox

Name: Lauren and Bryce Cummings

Street Address: 2713 NW 173rd Ter

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: Bryce.a.cummings-1@hotmail.com

Date: 1/4/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Bryce Cummings, Lauren Martin-Cummings



Blake Wilbanks <blake.r.wilbanks@gmail.com>

---

## PUD-2125-17412 North May Ave

1 message

---

Carrie Dannaway <cdannaway@yahoo.com>

Sat, Jan 3, 2026 at 1:48 PM

To: nativecreationsllc@gmail.com, Blake.r.Wilbanks@gmail.com

Carrie Dannaway  
17725 Clifford Farms Road  
Edmond, OK 73012  
cdannaway@yahoo.com  
(405) 315-0406

3 January 2026

Subject: Opposition to PUD 2125-17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environment impacts.

Sincerely,

Carrie Dannaway

Amber Davis  
17700 Opal Lane  
Edmond, OK 73012  
[ambdavis@sbcglobal.net](mailto:ambdavis@sbcglobal.net)  
405-833-3272

January 3, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125 (Clifford Farms). I live near the eastern border of my neighborhood, with a line of sight from my front door to the proposed development. I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods. As a parent of four children, three of whom are drivers, I am highly concerned about the increase in traffic that this proposed development would bring to our area. It is already challenging to exit our neighborhood turning west, as my children are required to do every morning traveling to Deer Creek HS.

Additionally, commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts. We can now hear street noise, human noise and traffic at all hours of the day & night.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Amber Davis

Amber Davis

Jason Davis  
17700 Opal Lane,  
Oklahoma City, OK 73012  
Jason.a.davis1@gmail.com  
405-706-9563

January 5, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,



Jason A. Davis

Brett Dawkins

17300 Old Pond Road

Edmond OK 73012

[Dawkinsbrett@hotmail.com](mailto:Dawkinsbrett@hotmail.com) 405-203-4005 cell

12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in black ink, appearing to read "Brett Dawkins", with a long horizontal flourish extending to the right.

Brett Dawkins

Brett Dawkins

17300 Old Pond Road

Edmond OK 73012

[Dawkinsbrett@hotmail.com](mailto:Dawkinsbrett@hotmail.com) 405-203-4005 cell

12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in black ink, appearing to read "Brett Dawkins", with a long horizontal flourish extending to the right.

Brett Dawkins

Name: Brett Faubion

Street Address: 17324 Old Pond Rd

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: btfaubion@cox.net

Date: 12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: Brett Faubion

Name: Emily Faubion  
Street Address: 17324 Old Pond Rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: emilyannunziata1@gmail.com  
Date: 12-31-25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: Emily Faubion

Name: DAVID FRASER 17329

Street Address: 73129 RIDGEWOOD

City, State, ZIP: EDMOND 73012

Email or Phone Number: 405-409-7877

Date: 1-3-2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Name: Keith & Ashley Goggans

Street Address: 17700 Red Hawk Circle

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 918-497-6177

Date: January 2, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

*Ashley Goggans*

Printed Name: AshleyGoggans

Name: Amy Griffin

Street Address: 17214 Hardwood Pl.

City, State, ZIP: Edmond, OK 73612

Email or Phone Number:

Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Printed Name:

Amy Griffin

Name: Scott Haas

Street Address: 17325 Woodvine Dr

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405-401-7344

Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name: Scott Haas

Andrew & Annette Hager  
17701 Clifford Farms Road  
Edmond, OK 73012  
[hagerandrew@msn.com](mailto:hagerandrew@msn.com)

January 2, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

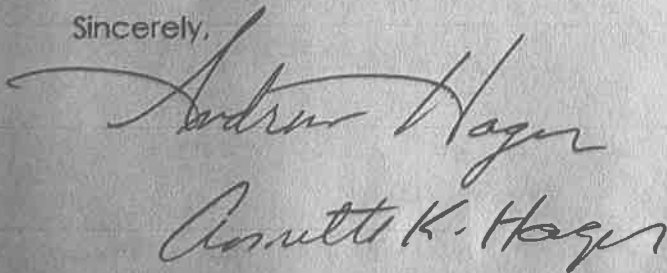
Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Andrew Hager' and the second is 'Annette K. Hager'. Both are written in a cursive, flowing style.

Andrew & Annette Hager

Name: Lisa + Steve Hall  
Street Address: 17300 Hardwood PL  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 834 2640  
Date: 12-30-2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Lisa Hall

Name: Lisa + Steve Hall

Street Address: 17300 Hardwood Pl

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405 834 2640

Date: 12-30-2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Steve J Hall

Printed Name: STEVEN J HALL

Name: Mike Harmon

Street Address: 2712 NW 173rd St

City, State, ZIP: Edmond OK 73012

Email or Phone Number: mike @ 8581050.com

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Mike Harmon

Printed Name: Mike Harmon

Name: Chris Heckard

Street Address: 2710 NW 172nd St E

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: ginnyheckard@yahoo.com

Date: 1/2/20

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: CHRIS HECKARD

## Howard, Gabriel J

---

**From:** Ginny Heckard <ginnyheckard@yahoo.com>  
**Sent:** Wednesday, January 7, 2026 11:49 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** PL, Subdivision and Zoning  
**Subject:** No to PUD 2125

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

Dear City Council Members,

I am a resident of Rosewood Estates, and I am writing to express my opposition to the proposed apartment building planned for the property next to our neighborhood at **PUD 2125**.

Our neighborhood is a quiet, family-oriented community with narrow roads, limited access points, and significant pedestrian activity. Placing a large, high-density apartment complex immediately beside it will have a direct and lasting impact on our quality of life.

Residents are especially concerned about:

- Increased traffic cut-through into our streets
- Safety risks for children, walkers, and cyclists
- Noise, lighting, and late-night activity near homes
- Loss of green space and neighborhood buffer
- Decline in privacy and property enjoyment

We believe this location is simply **not suitable for a dense multi-unit development**, and that growth of this scale would be better placed along major corridors or areas already planned for higher-density use.

We have already an apartment complex built on May at 178th & 192nd. This has caused an increase to traffic making our street a high accident area and almost impossible during peak rush hour.

For these reasons, I respectfully ask that you oppose this project or require significant changes to reduce its impact on neighboring homes and infrastructure.

Thank you for listening to the concerns of local residents and for your service to our community.

Sincerely,  
**Ginny Heckard**  
Rosewood Eatates  
Ginnyheckard@yahoo.com

## Howard, Gabriel J

---

**From:** Ginny Heckard <ginnyheckard@yahoo.com>  
**Sent:** Friday, January 2, 2026 2:06 PM  
**To:** ward@okc.gov  
**Cc:** PL, Subdivision and Zoning  
**Subject:** No to PUD 2125

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

Dear City Council Members,

I am a resident of Rosewood Estates, and I am writing to express my opposition to the proposed apartment building planned for the property next to our neighborhood at **PUD 2125**.

Our neighborhood is a quiet, family-oriented community with narrow roads, limited access points, and significant pedestrian activity. Placing a large, high-density apartment complex immediately beside it will have a direct and lasting impact on our quality of life.

Residents are especially concerned about:

- Increased traffic cut-through into our streets
- Safety risks for children, walkers, and cyclists
- Noise, lighting, and late-night activity near homes
- Loss of green space and neighborhood buffer
- Decline in privacy and property enjoyment

We believe this location is simply **not suitable for a dense multi-unit development**, and that growth of this scale would be better placed along major corridors or areas already planned for higher-density use.

We have already an apartment complex built on May at 178th & 192nd. This has caused an increase to traffic making our street a high accident area and almost impossible during peak rush hour.

For these reasons, I respectfully ask that you oppose this project or require significant changes to reduce its impact on neighboring homes and infrastructure.

Thank you for listening to the concerns of local residents and for your service to our community.

Sincerely,

**Ginny Heckard**

Rosewood Eatates

Ginnyheckard@yahoo.com

Name: Virginia Heckard  
Street Address: 2716 NW 172nd St  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: ginnyheckard@yahoo.com  
Date: 1/2/20

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Virginia Heckard

Printed Name: Virginia Heckard

Name: GAIL V. HILL

Street Address: 16608 Hardwood PL

City, State, ZIP: Edmond, OK 73012

Email or Phone Number:

Date: 12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located <sup>west</sup> east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: GAIL V. HILL

Name: Anita Hyman  
Street Address: 2713 NW 173rd St.  
City, State, ZIP: Edmond, OK 73012 405-641-1493  
Email or Phone Number: anitahyman963@gmail.com  
Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Anita Hyman

Printed Name:

Anita Hyman

Name: ALVEN JONES  
Street Address: 17701 OPAL LANE  
City, State, ZIP: EDMOND, OK 73012  
Email or Phone Number: 405-330-4645  
Date: 30 DEC 2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: ALVEN JONES

Name: Doli Jones  
Street Address: 17725 Opal Ln.  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: doli.jones@yahoo.com  
Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Doli K Jones

Printed Name: Doli K. Jones

Name: Joe M. Jones

Street Address: 17725 Opal Ln

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: jmjones165@yahoo.com

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in cursive script that reads "Joe M. Jones".

Printed Name:

Joe M. Jones

Name: Mackenzie Jones

Street Address: 17725 Opal Ln.

City, State, ZIP: Edmond OK 73012

Email or Phone Number: Mackenzieajones62@gmail.com

Date: 1/3/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Mackenzie Jones

Name: Christopher Killmer  
Street Address: 17801 Opal Lane

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 580-583-7811 NATIVE CREATIONS LLC @gmail.com

Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Printed Name:

  
Christopher Killmer

Name: JENNIFER Killmer  
Street Address: 17801 Opal Ln  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 580-583-1410  
Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Signature:



Printed Name:

Jennifer Killmer

Name: Alexandra King  
Street Address: 2713 NW 172<sup>nd</sup> St  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: 918-576-4555  
Date: 1/6/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Alexandra King

Name: Brett King

Street Address: 2713 NW 172 ND St.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 580-318-1199

Date: 1/3/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Brett King

Name: Andy Law  
Street Address: 17216 Woodview Dr  
City, State, ZIP: Edmond OK 73012

Email or Phone Number:

Date: 1/1/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

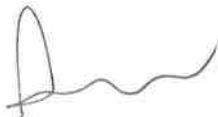
The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Andy Law

Name: Lauren LeCrone

Street Address: 17205 Bridgewood Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 1mcfarland.08@gmail.com

Date: 11/1/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:

  
Lauren LeCrone

Name: Hoshi Lee

Street Address: 17217 Woodvine Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: leeleeh.com@hotmail.com

Date: 1/1/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Hoshi Lee

Printed Name:

Hoshi Lee

Name: AL LEIK

Street Address: 2705 NW 173RD ST

City, State, ZIP: EDMOND, OK 73012

Email or Phone Number: allan.leik@sbcglobal.net

Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: AL LEIK

Name: James LeNorman  
Street Address: 17333 Ridgewood Dr.  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: jlenorman@reigncap.net  
Date: 12-30-25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located <sup>west</sup> east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: James LeNorman

Printed Name:

James LeNorman

Name: Sally Listen  
Street Address: 17316 Hardwood Pl  
City, State, ZIP: 73012 Edmond OK

Email or Phone Number:

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Sally Listen

Printed Name: Sally Listen

Name: Fernando and Stephanie Lopez

Street Address: 17412 Barrington Hills Ln

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: email.f.lopez@gmail.com (316) 259-7461  
Stepherinlopez@yahoo.com (915) 490-3710

Date: 1/2/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

FERNANDO LOPEZ  
Stephanie Lopez

Name: Ching Luong  
Street Address: 2613 NW 177th St  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 ~~328~~ 328-9818  
Date: 1/3/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

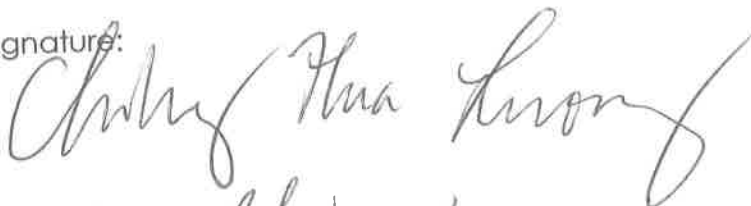
The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Ching Luong

Name: Hue Luong  
Street Address: 2613 NW 177 Street  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number:

Date: Jan 03 2026  
Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

HUE LUONG.

Name: Laurence Luong  
Street Address: 2613 NW 177th St  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405-315-2449  
Date: 1/3/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Laurence Luong

Name: MARYANN MANNING  
Street Address: 2720 NW 173rd TER  
City, State, ZIP: EDMOND OK 73012  
Email or Phone Number: 405-850-4628 maryann111@cox.net  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Mary Ann Manning

Printed Name:

MARYANN MANNING

Name: Travis and Lesley McDaniel

Street Address: 2709 NW 173<sup>rd</sup> St

City, State, ZIP: Edmond, OK, 73012

Email or Phone Number: [Lesley.McDaniel@mercy.net](mailto:Lesley.McDaniel@mercy.net) or [tmcdaniel@dolese.com](mailto:tmcdaniel@dolese.com), 405-921-2833 or 405-213-3533

Date: January 3<sup>rd</sup> 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located South of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178<sup>th</sup> Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Our neighborhood is also in Deer Creek school district, and most of us in this neighborhood bought here for that reason. Last year, the district expressed that it is reaching maximum capacity. Our concern is that adding more high-density residential structures will cause over-crowding in our schools or even cause a need for rezoning and us being rezoned out of Deer Creek school district. There are already unfinished multifamily, high-density residential homes on NW 178<sup>th</sup> and N. May and another on N. May between NW 178<sup>th</sup> and 192<sup>nd</sup> street.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security. For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic, environmental and school district strain studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Lesley McDaniel, Travis McDaniel

Printed Name: Lesley McDaniel Travis McDaniel

Name: Seth W. Mead  
17220  
Street Address: ~~7120~~ Woodvine Drive  
City, State, ZIP: 73012, Oklahoma + Edmond  
Email or Phone Number: sethmead@yahoo.com  
Date: Jan 1st 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: *Seth W. Mead*

Printed Name:

Seth W. Mead

Name: Jonathan Meier

Street Address: 2600 NW 176th St

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: jonathangmeier@gmail.com

Date: 1/3/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Jonathan G. Meier

Name: **Megan and Jonathan Meier**

Street Address: 2800 NW 176th St., Edmond, OK 73012

City, State, ZIP:

Email or Phone Number:

Date: 01/02/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

**Megan Meier**

Greg Meniffee

17525 Clifford Farms Road

Edmond, OK 73012

gmeniffee@gmail.com

1-3-26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

The area is already saturated with multi-family housing, many large obtrusive apartment communities already exist. There are large complexes at NW 164 & Portland, and Danforth & May. There are also large complexes in the area just north as well as south of Quail Springs Mall, which have already caused concern among members of the city council.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The congested NW 178 & May area has already seen rapid commercial development with poorly planned entrance/exit strategies for traffic control.

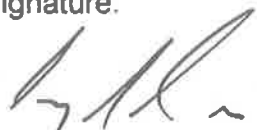
The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Greg Meniffee

Name: Stephanie Naifeh  
Street Address: 17401 Barrington Hills Ln  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: teffy@cox.net  
Date: 01-02-2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Stephanie Naifeh

Name: Dante Petersen

Street Address:

City, State, ZIP: 17320 NW 178th St, Edmond, OK 73012

Email or Phone Number:

Date: 1/31/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Dante Petersen

Name: Julie Recher  
Street Address: 17328 Ridgewood Dr.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: julie.recher@gmail.com  
Date: January 1, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Julie P. Recher

Printed Name: Julie P. Recher

Name: Dee Robinson  
Street Address: 17308 Hardwood Pl.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: Rob5821@gmail.com  
Date: 12/30/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely, Dee Robinson  
Signature: [Handwritten Signature]

Printed Name:

Name: Leon Robinson

Street Address: 2269 NW 173rd Terr

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405 317 3928

Date: 1/2/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Mr L. Robinson } 2269 N.W. 173rd Terr  
Printed Name: L. Robinson }

Name: M. Robinson  
Street Address: 2709 NW 173<sup>rd</sup> Terr  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 317 3928  
Date: 1/2/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Mrs M. Robinson 2709 N.W. 173<sup>rd</sup> Terr

Printed Name:

M. Robinson

Name: Judy Rogers  
Street Address: 2817 NW 173<sup>rd</sup> St.  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: 405 503-6056  
Date: 11/2/24

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Judy Rogers  
Printed Name: Judy Rogers

Name: Andrew Schlecht  
Street Address: 17525 Old Pond Rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 593-1407  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Andrew Schlecht

Name: Bryce Schubert  
Street Address: 2808 NW 171st St.  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: 951-230-5207  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name: Bryce Schubert

Name: Sajida Shahjahan

Street Address: 17600 Old Pond Rd

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: Sajpukas@gmail.com

Date: 12/30/95

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Sajida Shahjahan

Name: Jon Spence

Street Address: 17316 Kidgewood Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: spencejon83@gmail.com

Date: 1/1/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Jon Spence

Name: Angela St. John

Street Address: 17217 Edgewood Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 214-310-9292 / chilly4675@gmail.com

Date: 1/1/2020

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Angela St. John

Name: Chris & Sherri Stockstill

Street Address: 17700 Clifford Farms Rd

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: jawaill2010@gmail or (405) 520-3537

Date: 01/01/20

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Chris Stockstill  
Sherri Stockstill

Name: Randy Tange  
Street Address: 2720 NW 173rd St.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number:  
Date: 1/5/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name:

RANDY TANGE  
NW 173rd St

Name: *Allen Terry*  
Street Address: *17320 Ridgewood Dr*  
City, State, ZIP: *73012*  
Email or Phone Number: *405-612-4155*  
Date: *1-3-26*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: *Allen Terry*  
Printed Name: *ALLEN TERRY*

Name: Jim Thavisouk  
Street Address: 2813 NW 173<sup>rd</sup> St.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 219 1313  
Date: 1/2/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:

Jim Thavisouk

## Howard, Gabriel J

---

**From:** Jim Thavisouk <thavisouk.jim@gmail.com>  
**Sent:** Friday, January 2, 2026 3:03 PM  
**To:** PL, Subdivision and Zoning; ward@okc.gov  
**Subject:** PUD 2125& Council Representative  
**Attachments:** South\_of\_PUD-2125\_Letter\_OnePage\_NormalMargins.pdf

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

Hello PUD 2125& Council Representative,

I am reaching out to express our deep concerns with this development. Please see attached.

Respectfully,

Jim Thavisouk  
Rosewood Estates Resident and Home Owner

Name:

Street Address:

City, State, ZIP:

Email or Phone Number:

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:

Jim Thavisouk

Name: *Sunil Thomas*

Street Address: *2601 NW 176 St*

City, State, ZIP: *Edmond, OK 73012*

Email or Phone Number: *215-501-2938 sunilpt1972@gmail.com*

Date: *1/3/26*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: *Sunil Thomas*

Name: William J. Tuttle

Street Address: 17217 Ridgewood Dr

City, State, ZIP: Edmond, OK 7312

Email or Phone Number: 214-726-6724 / jay2pey@stcglobal.net

Date: 1/1/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name: William J. Tuttle

Name: Brad Vincent

Street Address: 2721 N.W. 173<sup>rd</sup> Terr

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405-210-0575

Date: 12-30-25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Brad Vincent

Printed Name: Brad Vincent

Name: Brian Wehr  
Street Address: 17400 Barrington Hills Lane  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405-509-3289  
Date: 1/2/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Name: Debbie White  
Street Address: 2716 NW 173rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: dione white 2011@gmail.com  
Date: 01-03-2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:



Deborah C White

Name: Blake Wilbanks

Street Address: 2809 NW 173rd St.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: blake.R.wilbanks@gmail.com

Date: 12-30-2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located immediately south of the proposed rezoning area for Case No. PUD-2125, centered behind the pond shown on the PUD map, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already severely congested and unsafe, with frequent accidents and difficulty exiting our neighborhood. The addition of commercial and higher-density residential uses will further strain an already failing intersection.

Existing nearby commercial development has already resulted in significant noise and lighting impacts on our home. Loud amplified music is audible throughout the day, and bright neon lighting shines directly into our residence at night. Additional commercial zoning will intensify these impacts.

The site includes a pond and wetland area that serves an important stormwater and environmental function and acts as a resting point for migratory birds. Red-tailed hawks and other raptor species also nest in the mature trees behind our home. Increased development intensity, lighting, noise, and tree removal raise serious environmental concerns that have not been evaluated.

Our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. This raises concerns about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Blake Wilbanks

Name: *Christian Williams*

Street Address: *17601 Old Pond Ad.*

City, State, ZIP: *Edmond, OK, 73012*

Email or Phone Number: *(405)210-7615*

Date: *01/02/2026*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: *Christian Williams*

Printed Name: *Christian Williams*

Name: *Liberta Williams*  
Street Address: *17601 Old Pond Rd*  
City, State, ZIP: *Edmond*  
*OK*, *OK* *73012*  
Email or Phone Number: *405-210-2887*  
Date: *12/30/25*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: *LIBERTA WILLIAMS*

Name: *Michael Williams*  
Street Address: *17601 Old Pond RD*  
City, State, ZIP: *Edmond, OK 73012*  
Email or Phone Number: *405 760-0760*  
Date: *12/30/2025*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: *Michael Williams*

Name: David Wilson

Street Address: 17313 Barrington Hills Lane

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: [dswilson4@yahoo.com](mailto:dswilson4@yahoo.com)

Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in dark ink, appearing to read 'D Wilson', written over a faint horizontal line.

Printed Name: David Wilson

Name: Julie Coshow  
Street Address: 2612 NW 176th St.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405-650-4012  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Julie K. Coshow

Printed Name: Julie K. Coshow

Name: Brandon Cox

Street Address: 17224 Hardwood Pl

City, State, ZIP: Edmond OK 73012

Email or Phone Number: rdnsolobe@yahoo.com

Date: 1-3-20

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Brandon Cox

Name: Brianna Cox

Street Address: 17224 Hardwood Pl

City, State, ZIP: Edmond OK 73012

Email or Phone Number: divacox2001@gmail.com

Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

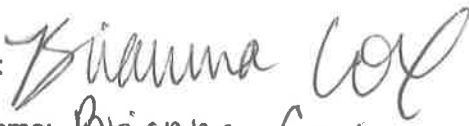
The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Brianna Cox

Name: Joy Cox  
Street Address: 17224 Hardwood Place  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: jcox0464@yahoo.com  
Date: 1/1/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Joy Cox

Name: Katelynn Cox  
Street Address: 17224 Hardwood Pl  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: sassycox2006@gmail.com  
Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:



Katelynn Cox

Name: Lauren and Bryce Cummings

Street Address: 2713 NW 173rd Ter

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: Bryce.a.cummings-1@hotmail.com

Date: 1/4/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Bryce Cummings, Lauren Martin-Cummings



Blake Wilbanks <blake.r.wilbanks@gmail.com>

---

## PUD-2125-17412 North May Ave

1 message

---

Carrie Dannaway <cdannaway@yahoo.com>

Sat, Jan 3, 2026 at 1:48 PM

To: nativecreationsllc@gmail.com, Blake.r.Wilbanks@gmail.com

Carrie Dannaway  
17725 Clifford Farms Road  
Edmond, OK 73012  
cdannaway@yahoo.com  
(405) 315-0406

3 January 2026

Subject: Opposition to PUD 2125-17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environment impacts.

Sincerely,

Carrie Dannaway

Amber Davis  
17700 Opal Lane  
Edmond, OK 73012  
[ambdavis@sbcglobal.net](mailto:ambdavis@sbcglobal.net)  
405-833-3272

January 3, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125 (Clifford Farms). I live near the eastern border of my neighborhood, with a line of sight from my front door to the proposed development. I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods. As a parent of four children, three of whom are drivers, I am highly concerned about the increase in traffic that this proposed development would bring to our area. It is already challenging to exit our neighborhood turning west, as my children are required to do every morning traveling to Deer Creek HS.

Additionally, commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts. We can now hear street noise, human noise and traffic at all hours of the day & night.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Amber Davis

Amber Davis

Jason Davis  
17700 Opal Lane,  
Oklahoma City, OK 73012  
Jason.a.davis1@gmail.com  
405-706-9563

January 5, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,



Jason A. Davis

Brett Dawkins

17300 Old Pond Road

Edmond OK 73012

[Dawkinsbrett@hotmail.com](mailto:Dawkinsbrett@hotmail.com) 405-203-4005 cell

12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in black ink, appearing to read "Brett Dawkins", with a long horizontal flourish extending to the right.

Brett Dawkins

Brett Dawkins

17300 Old Pond Road

Edmond OK 73012

[Dawkinsbrett@hotmail.com](mailto:Dawkinsbrett@hotmail.com) 405-203-4005 cell

12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in black ink, appearing to read "Brett Dawkins", with a long horizontal flourish extending to the right.

Brett Dawkins

Name: Brett Faubion

Street Address: 17324 Old Pond Rd

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: btfaubion@cox.net

Date: 12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in dark ink, appearing to read 'Brett Faubion', with a long horizontal flourish extending to the right.

Printed Name: Brett Faubion

Name: Emily Faubion  
Street Address: 17324 Old Pond Rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: emilyannunziata1@gmail.com  
Date: 12-31-25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: Emily Faubion

Name: DAVID FRASER 17329

Street Address: 73129 RIDGEWOOD

City, State, ZIP: EDMOND 73012

Email or Phone Number: 405-409-7877

Date: 1-3-2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: David Fraser

Printed Name:

Name: Keith & Ashley Goggans

Street Address: 17700 Red Hawk Circle

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 918-497-6177

Date: January 2, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

*Ashley Goggans*

Printed Name: AshleyGoggans

Name: Amy Griffin

Street Address: 17214 Hardwood Pl.

City, State, ZIP: Edmond, OK 73612

Email or Phone Number:

Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Printed Name:

Amy Griffin

Name: Scott Haas

Street Address: 17325 Woodvine Dr

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405-401-7344

Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name: Scott Haas

Andrew & Annette Hager  
17701 Clifford Farms Road  
Edmond, OK 73012  
[hagerandrew@msn.com](mailto:hagerandrew@msn.com)

January 2, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

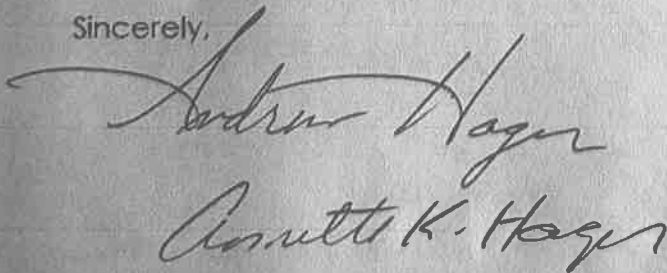
Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Andrew Hager' and the second is 'Annette K. Hager'. Both are written in a cursive, flowing style.

Andrew & Annette Hager

Name: Lisa + Steve Hall  
Street Address: 17300 Hardwood PL  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 834 2640  
Date: 12-30-2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Lisa Hall

Printed Name: Lisa Hall

Name: Lisa + Steve Hall

Street Address: 17300 Hardwood Pl

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405 834 2640

Date: 12-30-2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Steve J Hall

Printed Name: STEVEN J HALL

Name: Mike Harmon

Street Address: 2712 NW 173rd St

City, State, ZIP: Edmond OK 73012

Email or Phone Number: mike @ 8581050.com

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Mike Harmon

Printed Name: Mike Harmon

Name: Chris Heckard

Street Address: 2710 NW 172nd St E

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: ginnyheckard@yahoo.com

Date: 1/2/20

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: CHRIS HECKARD

## Howard, Gabriel J

---

**From:** Ginny Heckard <ginnyheckard@yahoo.com>  
**Sent:** Wednesday, January 7, 2026 11:49 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** PL, Subdivision and Zoning  
**Subject:** No to PUD 2125

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

Dear City Council Members,

I am a resident of Rosewood Estates, and I am writing to express my opposition to the proposed apartment building planned for the property next to our neighborhood at **PUD 2125**.

Our neighborhood is a quiet, family-oriented community with narrow roads, limited access points, and significant pedestrian activity. Placing a large, high-density apartment complex immediately beside it will have a direct and lasting impact on our quality of life.

Residents are especially concerned about:

- Increased traffic cut-through into our streets
- Safety risks for children, walkers, and cyclists
- Noise, lighting, and late-night activity near homes
- Loss of green space and neighborhood buffer
- Decline in privacy and property enjoyment

We believe this location is simply **not suitable for a dense multi-unit development**, and that growth of this scale would be better placed along major corridors or areas already planned for higher-density use.

We have already an apartment complex built on May at 178th & 192nd. This has caused an increase to traffic making our street a high accident area and almost impossible during peak rush hour.

For these reasons, I respectfully ask that you oppose this project or require significant changes to reduce its impact on neighboring homes and infrastructure.

Thank you for listening to the concerns of local residents and for your service to our community.

Sincerely,  
**Ginny Heckard**  
Rosewood Eatates  
Ginnyheckard@yahoo.com

## Howard, Gabriel J

---

**From:** Ginny Heckard <ginnyheckard@yahoo.com>  
**Sent:** Friday, January 2, 2026 2:06 PM  
**To:** ward@okc.gov  
**Cc:** PL, Subdivision and Zoning  
**Subject:** No to PUD 2125

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

Dear City Council Members,

I am a resident of Rosewood Estates, and I am writing to express my opposition to the proposed apartment building planned for the property next to our neighborhood at **PUD 2125**.

Our neighborhood is a quiet, family-oriented community with narrow roads, limited access points, and significant pedestrian activity. Placing a large, high-density apartment complex immediately beside it will have a direct and lasting impact on our quality of life.

Residents are especially concerned about:

- Increased traffic cut-through into our streets
- Safety risks for children, walkers, and cyclists
- Noise, lighting, and late-night activity near homes
- Loss of green space and neighborhood buffer
- Decline in privacy and property enjoyment

We believe this location is simply **not suitable for a dense multi-unit development**, and that growth of this scale would be better placed along major corridors or areas already planned for higher-density use.

We have already an apartment complex built on May at 178th & 192nd. This has caused an increase to traffic making our street a high accident area and almost impossible during peak rush hour.

For these reasons, I respectfully ask that you oppose this project or require significant changes to reduce its impact on neighboring homes and infrastructure.

Thank you for listening to the concerns of local residents and for your service to our community.

Sincerely,

**Ginny Heckard**

Rosewood Eatates

Ginnyheckard@yahoo.com

Name: Virginia Heckard  
Street Address: 2716 NW 172nd St  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: ginnyheckard@yahoo.com  
Date: 1/2/20

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Virginia Heckard  
Printed Name: Virginia Heckard

Name: GAIL V. HILL

Street Address: 16608 Hardwood PL

City, State, ZIP: Edmond, OK 73012

Email or Phone Number:

Date: 12/31/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located <sup>west</sup> east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

GAIL V. HILL

Name: Anita Hyman  
Street Address: 2713 NW 173rd St.  
City, State, ZIP: Edmond, OK 73012 405-641-1493  
Email or Phone Number: anitahyman963@gmail.com  
Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Anita Hyman

Printed Name:

Anita Hyman

Name: ALVEN JONES  
Street Address: 17701 OPAL LANE  
City, State, ZIP: EDMOND, OK 73012  
Email or Phone Number: 405-330-4645  
Date: 30 DEC 2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: ALVEN JONES

Name: Doli Jones  
Street Address: 17725 Opal Ln.  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: doli.jones@yahoo.com  
Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Doli K Jones

Printed Name: Doli K. Jones

Name: Joe M. Jones

Street Address: 17725 Opal Ln

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: jmjones165@yahoo.com

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in cursive script that reads "Joe M. Jones".

Printed Name:

Joe M. Jones

Name: Mackenzie Jones

Street Address: 17725 Opal Ln.

City, State, ZIP: Edmond OK 73012

Email or Phone Number: Mackenzieajones62@gmail.com

Date: 1/3/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Mackenzie Jones

Name: Christopher Killmer  
Street Address: 17801 Opal Lane

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 580-583-7811 NATIVE CREATIONS LLC @gmail.com

Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

Printed Name: Christopher Killmer

Name: JENNIFER Killmer  
Street Address: 17801 Opal Ln  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 580-583-1410  
Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

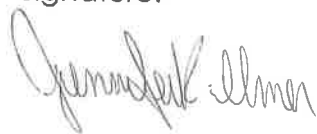
Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Signature:



Printed Name:

Jennifer Killmer

Name: Alexandra King  
Street Address: 2713 NW 172<sup>nd</sup> St  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: 918-576-4555  
Date: 1/6/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Alexandra King

Name: Brett King

Street Address: 2713 NW 172 ND St.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 580-318-1199

Date: 1/3/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Brett King

Name: Andy Law  
Street Address: 17216 Woodview Dr  
City, State, ZIP: Edmond OK 73012

Email or Phone Number:

Date: 1/1/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

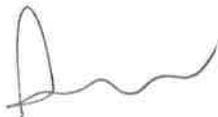
The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Andy Law

Name: Lauren LeCrone

Street Address: 17205 Bridgewood Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 1mcfarland.08@gmail.com

Date: 11/1/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:

  
Lauren LeCrone

Name: Hoshi Lee

Street Address: 17217 Woodvine Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: leeleeh.com@hotmail.com

Date: 1/1/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Hoshi Lee

Printed Name:

Hoshi Lee

Name: AL LEIK

Street Address: 2705 NW 173RD ST

City, State, ZIP: EDMOND, OK 73012

Email or Phone Number: allan.leik@sbcglobal.net

Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: AL LEIK

Printed Name: AL LEIK

Name: James LeNorman  
Street Address: 17333 Ridgewood Dr.  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: jlenorman@reigncap.net  
Date: 12-30-25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located <sup>west</sup> east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: James LeNorman

Printed Name:

James LeNorman

Name: Sally Listen  
Street Address: 17316 Hardwood Pl  
City, State, ZIP: 73012 Edmond OK

Email or Phone Number:

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Sally Listen

Printed Name: Sally Listen

Name: Fernando and Stephanie Lopez

Street Address: 17412 Barrington Hills Ln

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: email.f.lopez@gmail.com (316) 259-7461  
Stepherinlopez@yahoo.com (915) 490-3710

Date: 1/2/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

FERNANDO LOPEZ  
Stephanie Lopez

Name: Ching Luong  
Street Address: 2613 NW 177th St  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 ~~328~~ 328-9818  
Date: 1/3/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

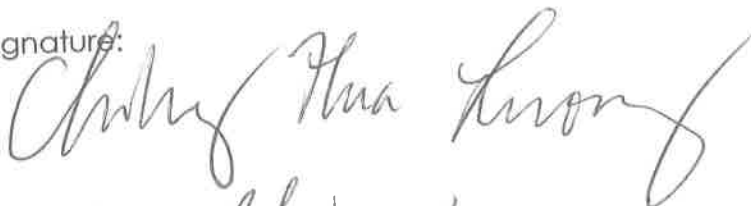
The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Ching Luong

Name:

Hue Luong

Street Address:

2613 NW 177 Street

City, State, ZIP:

Edmond, OK 73012

Email or Phone Number:

Date:

Jan 03 2026

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

HUE LUONG.

Name: Laurence Luong  
Street Address: 2613 NW 177th St  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405-315-2449  
Date: 1/3/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Laurence Luong

Name: *MARYANN MANNING*  
Street Address: *2720 NW 173rd TER*  
City, State, ZIP: *EDMOND OK 73012*  
Email or Phone Number: *405-850-4628* *maryann111@cox.net*  
Date: *12/30/25*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

*Mary Ann Manning*

Printed Name:

*MARYANN MANNING*

Name: Travis and Lesley McDaniel

Street Address: 2709 NW 173<sup>rd</sup> St

City, State, ZIP: Edmond, OK, 73012

Email or Phone Number: [Lesley.McDaniel@mercy.net](mailto:Lesley.McDaniel@mercy.net) or [tmcdaniel@dolese.com](mailto:tmcdaniel@dolese.com), 405-921-2833 or 405-213-3533

Date: January 3<sup>rd</sup> 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located South of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178<sup>th</sup> Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Our neighborhood is also in Deer Creek school district, and most of us in this neighborhood bought here for that reason. Last year, the district expressed that it is reaching maximum capacity. Our concern is that adding more high-density residential structures will cause over-crowding in our schools or even cause a need for rezoning and us being rezoned out of Deer Creek school district. There are already unfinished multifamily, high-density residential homes on NW 178<sup>th</sup> and N. May and another on N. May between NW 178<sup>th</sup> and 192<sup>nd</sup> street.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security. For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic, environmental and school district strain studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Lesley McDaniel, Travis McDaniel

Printed Name: Lesley McDaniel Travis McDaniel

Name: Seth W. Mead  
17220  
Street Address: ~~7120~~ Woodvine Drive  
City, State, ZIP: 73012, Oklahoma + Edmond  
Email or Phone Number: sethmead@yahoo.com  
Date: Jan 1st 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: *Seth W. Mead*

Printed Name:

Seth W. Mead

Name: Jonathan Meier

Street Address: 2600 NW 176th St

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: jonathangmeier@gmail.com

Date: 1/3/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: Jonathan G. Meier

Name: **Megan and Jonathan Meier**

Street Address: 2800 NW 176th St., Edmond, OK 73012

City, State, ZIP:

Email or Phone Number:

Date: 01/02/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

**Megan Meier**

Greg Meniffee

17525 Clifford Farms Road

Edmond, OK 73012

gmeniffee@gmail.com

1-3-26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

The area is already saturated with multi-family housing, many large obtrusive apartment communities already exist. There are large complexes at NW 164 & Portland, and Danforth & May. There are also large complexes in the area just north as well as south of Quail Springs Mall, which have already caused concern among members of the city council.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The congested NW 178 & May area has already seen rapid commercial development with poorly planned entrance/exit strategies for traffic control.

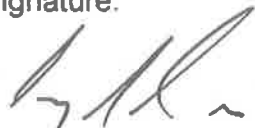
The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Greg Meniffee

Name: Stephanie Naifeh  
Street Address: 17401 Barrington Hills Ln  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: teffy@cox.net  
Date: 01-02-2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Stephanie Naifeh

Name: Dante Petersen

Street Address:

City, State, ZIP: 17320 NW 178th St, Edmond, OK 73012

Email or Phone Number:

Date: 1/31/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Dante Petersen

Name: Julie Recher  
Street Address: 17328 Ridgewood Dr.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: julie.recher@gmail.com  
Date: January 1, 2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Julie P. Recher

Printed Name: Julie P. Recher

Name: Dee Robinson  
Street Address: 17308 Hardwood Pl.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: Rob5821@gmail.com  
Date: 12/30/2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely, Dee Robinson  
Signature: 

Printed Name:

Name: Leon Robinson

Street Address: 2269 NW 173rd Terr

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405 317 3928

Date: 1/2/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: *Mr L. Robinson* } 2269 N.W. 173rd Terr  
Printed Name: L. Robinson

Name: M. Robinson  
Street Address: 2709 NW 173<sup>rd</sup> Terr  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 317 3928  
Date: 1/2/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Mrs M. Robinson 2709 N.W. 173<sup>rd</sup> Terr

Printed Name:

M. Robinson

Name: Judy Rogers  
Street Address: 2817 NW 173<sup>rd</sup> St.  
City, State, ZIP: Edmond OK 73012  
Email or Phone Number: 405 503-6056  
Date: 11/2/24

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Judy Rogers  
Printed Name: Judy Rogers

Name: Andrew Schlecht  
Street Address: 17525 Old Pond Rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 593-1407  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Andrew Schlecht

Name: Bryce Schubert  
Street Address: 2808 NW 171st St.  
City, State, ZIP: Edmond, OK, 73012  
Email or Phone Number: 951-230-5207  
Date: 12/30/25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name: Bryce Schubert

Name: Sajida Shahjahan

Street Address: 17600 Old Pond Rd

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: Sajpukas@gmail.com

Date: 12/30/95

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Sajida Shahjahan

Name: Jon Spence

Street Address: 17316 Kidgewood Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: spencejon83@gmail.com

Date: 1/1/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Jon Spence

Name: Angela St. John

Street Address: 17217 Edgewood Dr.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 214-310-9292 / chilly4675@gmail.com

Date: 1/1/2020

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: Angela St. John

Name: Chris & Sherri Stockstill  
Street Address: 17700 Clifford Farms Rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: jawaill2010@gmail or (405) 520-3537  
Date: 01/01/20

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name:

Chris Stockstill  
Sherri Stockstill

Name: Randy Tange  
Street Address: 2720 NW 173rd St.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number:  
Date: 1/5/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name:

RANDY TANGE  
NW 173rd St

Name: Allen Terry  
Street Address: 17320 Ridgewood Dr  
City, State, ZIP: 73012  
Email or Phone Number: 405-612-4155  
Date: 1-3-26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: Allen Terry  
Printed Name: ALLEN TERRY

Name: Jim Thavisouk  
Street Address: 2813 NW 173<sup>rd</sup> St.  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405 219 1313  
Date: 1/2/2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:

Jim Thavisouk

## Howard, Gabriel J

---

**From:** Jim Thavisouk <thavisouk.jim@gmail.com>  
**Sent:** Friday, January 2, 2026 3:03 PM  
**To:** PL, Subdivision and Zoning; ward@okc.gov  
**Subject:** PUD 2125& Council Representative  
**Attachments:** South\_of\_PUD-2125\_Letter\_OnePage\_NormalMargins.pdf

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

Hello PUD 2125& Council Representative,

I am reaching out to express our deep concerns with this development. Please see attached.

Respectfully,

Jim Thavisouk  
Rosewood Estates Resident and Home Owner

Name:

Street Address:

City, State, ZIP:

Email or Phone Number:

Date:

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:

Printed Name:

Jim Thavisouk

Name: Sunil Thomas

Street Address: 2601 NW 176 St

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 215-501-2938 sunilpt1972@gmail.com

Date: 1/3/26

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Printed Name: Sunil Thomas

Name: William J. Tuttle

Street Address: 17217 Ridgewood Dr

City, State, ZIP: Edmond, OK 7312

Email or Phone Number: 214-726-6724 / jay2pey@stcglobal.net

Date: 1/1/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature: 

Printed Name: William J. Tuttle

Name: Brad Vincent

Street Address: 2721 N.W. 173<sup>rd</sup> Terr

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: 405-210-0575

Date: 12-30-25

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: Brad Vincent

Printed Name: Brad Vincent

Name: Brian Wehr  
Street Address: 17400 Barrington Hills Lane  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: 405-509-3289  
Date: 1/2/26

Subject: Opposition to PUD-2125 - 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:



Name: Debbie White  
Street Address: 2716 NW 173rd  
City, State, ZIP: Edmond, OK 73012  
Email or Phone Number: dione white 2011@gmail.com  
Date: 01-03-2024

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located south of the proposed rezoning area for Case No. PUD-2125, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already congested and difficult, with frequent accidents and limited ability for residents to safely exit the neighborhood. The addition of commercial and higher-density residential uses will further strain an already challenged intersection.

Existing nearby commercial development has already resulted in noticeable noise and lighting impacts on surrounding homes. Additional commercial zoning closer to residential areas increases the likelihood of further disruption to neighborhood livability.

The site includes a pond and wetland area that serves an important stormwater and environmental function. This area is also used by migratory birds, and hawks and other birds nest in nearby mature trees. Increased development intensity, lighting, and activity raise reasonable concerns about environmental impacts that have not yet been studied.

Additionally, our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. Residents are concerned about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,



Signature:

Printed Name:

Deborah C White

Name: Blake Wilbanks

Street Address: 2809 NW 173rd St.

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: blake.R.wilbanks@gmail.com

Date: 12-30-2025

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located immediately south of the proposed rezoning area for Case No. PUD-2125, centered behind the pond shown on the PUD map, and I am writing to formally oppose this request.

Traffic conditions at NW 178th Street and N. May Avenue are already severely congested and unsafe, with frequent accidents and difficulty exiting our neighborhood. The addition of commercial and higher-density residential uses will further strain an already failing intersection.

Existing nearby commercial development has already resulted in significant noise and lighting impacts on our home. Loud amplified music is audible throughout the day, and bright neon lighting shines directly into our residence at night. Additional commercial zoning will intensify these impacts.

The site includes a pond and wetland area that serves an important stormwater and environmental function and acts as a resting point for migratory birds. Red-tailed hawks and other raptor species also nest in the mature trees behind our home. Increased development intensity, lighting, noise, and tree removal raise serious environmental concerns that have not been evaluated.

Our neighborhood is gated, and the proposal includes a vehicular access connection toward residential streets. This raises concerns about cut-through traffic, trespassing, and neighborhood security.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125, or at minimum require traffic and environmental studies, strong buffering between commercial and residential uses, and removal or limitation of the proposed residential access connection.

Sincerely,

Signature:



Printed Name:

Blake Wilbanks

Name: *Christian Williams*

Street Address: *17601 Old Pond Ad.*

City, State, ZIP: *Edmond, OK, 73012*

Email or Phone Number: *(405)210-7615*

Date: *01/02/2026*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: *Christian Williams*

Printed Name: *Christian Williams*

Name: *Liberta Williams*  
Street Address: *17601 Old Pond Rd*  
City, State, ZIP: *Edmond, OK 73012*  
Email or Phone Number: *405-210-2887*  
Date: *12/30/25*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: *LIBERTA WILLIAMS*

Name: *Michael Williams*  
Street Address: *17601 Old Pond RD*  
City, State, ZIP: *Edmond, OK 73012*  
Email or Phone Number: *405 760-0760*  
Date: *12/30/2025*

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission,

I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature: 

Printed Name: *Michael Williams*

Name: David Wilson

Street Address: 17313 Barrington Hills Lane

City, State, ZIP: Edmond, OK 73012

Email or Phone Number: [dswilson4@yahoo.com](mailto:dswilson4@yahoo.com)

Date: 1/3/2026

Subject: Opposition to PUD-2125 – 17412 N. May Ave.

To the Oklahoma City Planning Commission, I am a resident of the neighborhood located east of the proposed rezoning area for Case No. PUD-2125, and I am writing to oppose this request.

The proposed rezoning would allow increased commercial and residential development intensity adjacent to established single-family neighborhoods. Traffic along N. May Avenue and NW 178th Street is already congested, and additional development will further impact safety and mobility for surrounding neighborhoods.

Commercial uses often bring extended hours, increased lighting, and additional activity levels that can negatively affect nearby homes. Existing development in the area has already demonstrated these impacts.

The development area includes environmental features such as a pond and open space that provide stormwater and buffering functions. Increased development pressure raises concerns about runoff, lighting, and loss of natural buffers, and no environmental study has been completed.

Rezoning this property also sets a precedent for further commercial and multifamily encroachment into residential neighborhoods east of the site.

For these reasons, I respectfully request that the Planning Commission recommend denial of PUD-2125 or require significant modifications, including traffic mitigation, strong buffering, and careful consideration of environmental impacts.

Sincerely,

Signature:

A handwritten signature in dark ink, appearing to read 'D Wilson', written over a light blue horizontal line.

Printed Name: David Wilson