SPUD-1821

Published in The Journal Record JUNE 17, 2026

ORDINANCE NO. 28,097

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED 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 SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of that parcel described in the Warranty Deed recorded in Book 3,859, Page 956 (hereinafter "Parent Tract"), said tract being more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; THENCE North 89°57'57" West, along and with the North line of said NE/4, a distance of 349.68 feet to the Northeast corner of said Parent Tract; said corner being the POINT OF BEGINNING; THENCE South 00°00'03" East, along and with the East line of said Parent Tract, a distance of 228.56 feet; THENCE North 89°57'57" West, departing said East line, a distance of 20.00 feet; THENCE South 00°00'03" East, a distance of 151.19 feet to a point on the South line of said Parent Tract; THENCE along and with the South, West, and North line of said Parent Tract, the following five (5) calls: 1. THENCE North 90°00'00" West, a distance of 270.00 feet; 2. THENCE South 00°05'19" West, a distance of 64.91 feet; 3. THENCE North 90°00'00" West, a distance of 207.11 feet; 4. THENCE North 00°00'00 West, a distance of 444.95 feet to a point on the North line of said Northeast Quarter (NE/4); 5. THENCE South 89°57'57" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 497.20 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 19TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 16TH day of JUNE, 2026.

ATTEST:



CITY CLERK

MAYOR

REVIEWED for form and legality.

ASSISTANT MUNICIPAL COUNSELOR

ADOPTED SUBJECT TO THE SUMMARY OF TECHNICAL EVALUATION.

MEMORANDUM

Council Agenda
Item No. XI. H
6/16/2026

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) (SPUD-1821), rezoning 13020 West Reno Avenue from SPUD-1309 Simplified Planned Unit Development District to SPUD-1821 Simplified Planned Unit Development District. Ward 3.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:
Michael D. Tibbetts, Express Development, Inc.

Purpose:
The purpose of this application is to allow residential use and development, specifically to allow multi-family residential (apartments).

Background:
On April 23, 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 SPUD document has been amended accordingly.

Amended Technical Evaluation:

1. ~~Amend the Master Design Statement to establish a maximum building height in feet.~~ The maximum building height shall be limited to 49 feet tall for a flat roof, and 56’8” tall for a sloped roof.
2. Amend Maintenance Section to read: Maintenance of the common areas, private drainage easements, private drives, and islands/medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. 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.
3. Modify the South and West building setback lines to be a minimum of 40 feet, and 60 feet where buildings are 4 stories tall.

4. Modify Section Sight-proof Screening to the following: Sight-proof screening shall be required to meet the regulations of the base zoning district. In addition, 4-inch caliper trees of a minimum height of 14 feet shall be required to be planted along the western and southern boundaries of the SPUD (23 trees on the west side and 24 trees on the south) and will be placed in direct line-of-site from building windows and the center of directly adjacent properties.
5. Add to Section Sight-proof Screening: A 6-foot high brick fence shall be constructed on the western and southern boundaries of the SPUD, subject to drainage requirements per Public Works.
6. Windows facing the western and southern property lines shall have two-way tinting.
7. Lighting on buildings shall be downlight fixtures. Street lighting on the western and southern boundaries shall have a back-shielded reducing light pollution.
8. Dumpsters shall be located a minimum of 100 feet from the western and southern SPUD boundaries.

Protests:
72 Protests, 9 Legals, 11.51%

Previous Action:
The Ordinance was introduced May 19, 2026, and set for final hearing June 16, 2026. Appropriate notice was published and mailed.

Review:
Planning Department

Recommendation: Ordinance be adopted.

Caseno	Owner	Mailing Address	City	Zipcode
SPUD-1821	MICHAEL D TIBBETTS	11837 KINGSVILLE DR	FRISCO, TX	75035
SPUD-1821	EXPRESS DEVELOPMENT INC	11837 KINGSVILLE DR	FRISCO, TX	75035
SPUD-1821	SETTLERS RIDGE HOA	PO BOX 850931	YUKON, OK	73085
SPUD-1821	MUSTANG SCHOOL DISTRICT, CHARLES BRADLEY, SUPERINTENDENT	12400 SW 15TH ST	YUKON, OK	73099
SPUD-1821	A INGRAM INC DBA BEAR CREEK HOMES	2844 N KELLY AVE	EDMOND, OK	73003
SPUD-1821	AZCUETA, MATTHEW LOWELL & KIMBERLY	305 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	BENEDICT, KEVIN & REBECCA	13101 SW 2ND ST	YUKON, OK	73099
SPUD-1821	BERETTA PROPERTIES LLC	200 NW 66TH ST, STE 950	OKLAHOMA CITY, OK	73116
SPUD-1821	BLISSARD, RANDY W & ALYSON D	308 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	BLUNDELL, STEVEN K & CATHY A	204 STEBBINS DR	YUKON, OK	73099
SPUD-1821	BPM MANAGEMENT LLC	3844 NW 8TH ST	OKLAHOMA CITY, OK	73120
SPUD-1821	CALHOUN, DANIEL J & DE LA PAZ, REBECCA C	304 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	CAREY, CHAD A	14708 BRASSWOOD BLVD	EDMOND, OK	73013
SPUD-1821	CARMACK, TRAVIS L & MELISSA E	308 STEBBINS DR	YUKON, OK	73099
SPUD-1821	CARR, ROBERT J & ELIZABETH A	313 DURKEE RD	YUKON, OK	73099
SPUD-1821	CASEY'S MARKETING COMPANY	PO BOX 54288	LEXINGTON, KY	40555
SPUD-1821	CATANZARO, DANIEL & CYNTHIA F	312 DURKEE RD	YUKON, OK	73099
SPUD-1821	CRAWLEY, MICHAEL F & LINDA S	13112 NW 1ST TER	YUKON, OK	73099
SPUD-1821	CRONK, ERIC R & RIKKI N	301 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	DAHLQUIST, CATHERINE ANN	300 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	DDDD LLC	PO BOX 964	EL RENO, OK	73036
SPUD-1821	DUGAN, PENNY M NKA CLARK,PENNY M	13116 NW 1ST TER	YUKON, OK	73099
SPUD-1821	FOLSOM-FELDT, ASHLEY & EVERETT	317 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	GARTON, KENDALL JERRYL	216 STEBBINS DR	YUKON, OK	73099
SPUD-1821	GARTON, KENNITH	616 S WILLOWOOD DR	YUKON, OK	73099
SPUD-1821	GATZ, RYAN J	104 OLD HOME PL	YUKON, OK	73099
SPUD-1821	GILLESPIE, CHERYL	13100 SW 2ND STREET	YUKON, OK	73099
SPUD-1821	GLANDON, TAYLOR N & HENDERSHOTT, HOLLY	301 DURKEE RD	YUKON, OK	73099
SPUD-1821	HAMILTON, MICHAEL	13105 SW 2ND TER	YUKON, OK	73099
SPUD-1821	HAUK, AARON E	212 STEBBINS DR	YUKON, OK	73099
SPUD-1821	HELM, KEVIN W & DUANITA G	13044 NW 1ST TER	YUKON, OK	73099
SPUD-1821	JAMESON, LARRY & KATIE LIVING TRUST	309 DURKEE RD	YUKON, OK	73099
SPUD-1821	JOHNSON, CLINTON	13040 NW 1ST TER	YUKON, OK	73099
SPUD-1821	JOHNSON, MELVIN E SR	13101 SW 2ND TER	YUKON, OK	73099
SPUD-1821	KANTENBERGER, RICHARD C	305 DURKEE RD	YUKON, OK	73099

SPUD-1821	LEACH, JAMES D & JANIE L	304 DURKEE RD	YUKON, OK	73099
SPUD-1821	LEMASTER, MICHAEL SCOTT	13108 NW 1ST TER	YUKON, OK	73099
SPUD-1821	LINGO, JERRY LEE & JULIE MARIE REVOC TRUS	1807 S RADIO RD	EL RENO, OK	73036
SPUD-1821	LUDWIG, JUSTIN	13109 NW 1ST TER	YUKON, OK	73099
SPUD-1821	MERRIWEATHER, ROBERT L & SHERRY	208 STEBBINS	YUKON, OK	73099
SPUD-1821	MILESTONE LAND GROUP LLC	3131 CAMPUS DR, SUITE 100	PLYMOUTH, MN	55441
SPUD-1821	NATIVE WAREHOUSING LLC	121 NE 50TH STREET	OKLAHOMA CITY, OK	73105
SPUD-1821	NATIVE WAREHOUSING LLC -SERIES 2008	121 NE 50TH ST	OKLAHOMA CITY, OK	73105
SPUD-1821	NEWELL, KASSANDRA E & JEFFERY D	300 DURKEE RD	YUKON, OK	73099
SPUD-1821	NGUYEN, THU L	308 DURKEE RD	YUKON, OK	73099
SPUD-1821	PANEY, JEREMY J	220 STEBBINS	YUKON, OK	73099
SPUD-1821	PANEY, JOSHUA BRANDON	313 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	PENNER, LAWRENCE P & PEHN	316 DURKEE RD	YUKON, OK	73099
SPUD-1821	PEREZ, DOMINGO & UGART, ANGELICA	304 STEBBINS DR	YUKON, OK	73099
SPUD-1821	PURINTUN, JERRY L & V CLYDENE	300 STEBBINS DR	YUKON, OK	73099
SPUD-1821	REED, SHANNON D*	320 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	RYAN, JOHN	316 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	SANCHEZ, ANNA MARIE & ROBERT FRANK	13104 NW 1ST TER	YUKON, OK	73099
SPUD-1821	SBS OKLAHOMA 2021 LLC C/O SPAREBOX STORAGE	7887 E BELLEVIEW AVE STE 650	ENGLEWOOD, CO	80111
SPUD-1821	STATE OF OKLAHOMA DEPT OF TRANS LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY, OK	73105
SPUD-1821	THAI, THERESA & TRAN, JOSEPH	312 PARTRIDGE RUN RD	YUKON, OK	73099
SPUD-1821	WALLIS, JANE	224 STEBBINS	YUKON, OK	73099
SPUD-1821	WARNER, FERLIN J& PATRICIA	13105 NW 1ST TER	YUKON, OK	73099
SPUD-1821	WEDMAN, JANET M REVOCABLE TRUST	108 OLD HOME PL	YUKON, OK	73099
SPUD-1821	WESTERN VALLEY TRUST	366 DELEGATE DR	COLUMBUS, OH	43235
SPUD-1821	WHITFILL, DAVID J & TREVA M	13100 SW 2ND TER	YUKON, OK	73099
SPUD-1821	YUKON CAR WASH LLC	1050 E 2ND ST #364	EDMOND, OK	73034

APPROVED
06-16-2026
BY THE CITY COUNCIL
CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1821

MASTER DESIGN STATEMENT FOR

Dominion On Reno Ave

March 26, 2026
May 08, 2026

PREPARED BY:

Express Development, Inc.
11837 Kingsville Drive
Frisco, TX 75035
405-585-2527
Michael@expressdevelopment.net

SPUD-1821 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

All uses permitted within the R-4 General Residential District shall be permitted within this SPUD.

There shall be a maximum density of 129 units allowed in this SPUD.

1.1 Minimum Lot Size: The minimum lot size within this SPUD shall be governed by the base zoning district.

1.2 Minimum Lot Width: The minimum lot width within this SPUD shall be governed by the base zoning district.

2. **Maximum Building Height:** The maximum building height within this SPUD shall be limited to 49 feet tall for a flat roof, and 56'8" tall for a sloped roof.

3. **Maximum Building Size:** The maximum building size within this SPUD shall be governed by the base zoning district.

4. **Maximum Number of Buildings:** The maximum number of buildings within this SPUD shall be governed by the base zoning district.

5. **Building Setback Lines from SPUD boundary:**

North:	Minimum of 25 feet
South:	Minimum of 40 feet, and 60 feet where buildings are 4 stories tall
East:	Minimum of 5 feet
West:	Minimum of 40 feet, and 60 feet where buildings are 4 stories tall

Building separation within this SPUD shall conform to Building Code and Fire Code requirements.

6. **Sight-proof Screening:** Sight-proof screening shall be required to meet the regulations of the base zoning district, except that a 6-foot high brick fence shall be constructed on the western and southern boundaries of the SPUD, subject to drainage requirements per Public Works. In addition, 4-inch caliper trees of a minimum height of 14 feet shall be required to be planted along the western and southern boundaries of the SPUD (23 trees on the west side and 24 trees on the south) and will be placed in direct line-of-site from building windows and the center of directly adjacent properties.

7. **Landscaping:** The landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, and as specified in Section 6, Sight-Proof Screening.

8. **Signs:** Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.

9. **Access:** Access to the site shall be taken from W. Reno Ave.

10. **Sidewalks:** Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, 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. Windows facing the western and southern property lines shall have two-way tinting.

2. **Open Space:** A minimum of 27% open space shall be provided in this SPUD.

3. **Street Improvements:** N/A.

4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. Lighting on buildings shall be downlight fixtures. Street lighting on the Western and Southern boundary shall have a back-shielded reducing light pollution.

5. **Dumpsters:** Dumpsters shall be consolidated, where practical, and screened from view. Dumpsters shall be located a minimum of 100 feet from the western and southern SPUD boundaries.

6. **Parking:** There shall be a minimum of 175 parking stalls provided within this SPUD.

7. **Maintenance:** Maintenance of the common areas, private drainage easements, private drives, and islands/medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. 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.

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

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1821 Exhibit A – Legal Description

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of that parcel described in the Warranty Deed recorded in Book 3,859, Page 956 (hereinafter "Parent Tract"), said tract being more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; THENCE North 89°57'57" West, along and with the North line of said NE/4, a distance of 349.68 feet to the Northeast corner of said Parent Tract; said corner being the POINT OF BEGINNING; THENCE South 00°00'03" East, along and with the East line of said Parent Tract, a distance of 228.56 feet; THENCE North 89°57'57" West, departing said East line, a distance of 20.00 feet; THENCE South 00°00'03" East, a distance of 151.19 feet to a point on the South line of said Parent Tract; THENCE along and with the South, West, and North line of said Parent Tract, the following five (5) calls: 1. THENCE North 90°00'00" West, a distance of 270.00 feet; 2. THENCE South 00°05'19" West, a distance of 64.91 feet; 3. THENCE North 90°00'00" West, a distance of 207.11 feet; 4. THENCE North 00°00'00 West, a distance of 444.95 feet to a point on the North line of said Northeast Quarter (NE/4); 5. THENCE South 89°57'57" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 497.20 feet to the POINT OF BEGINNING.

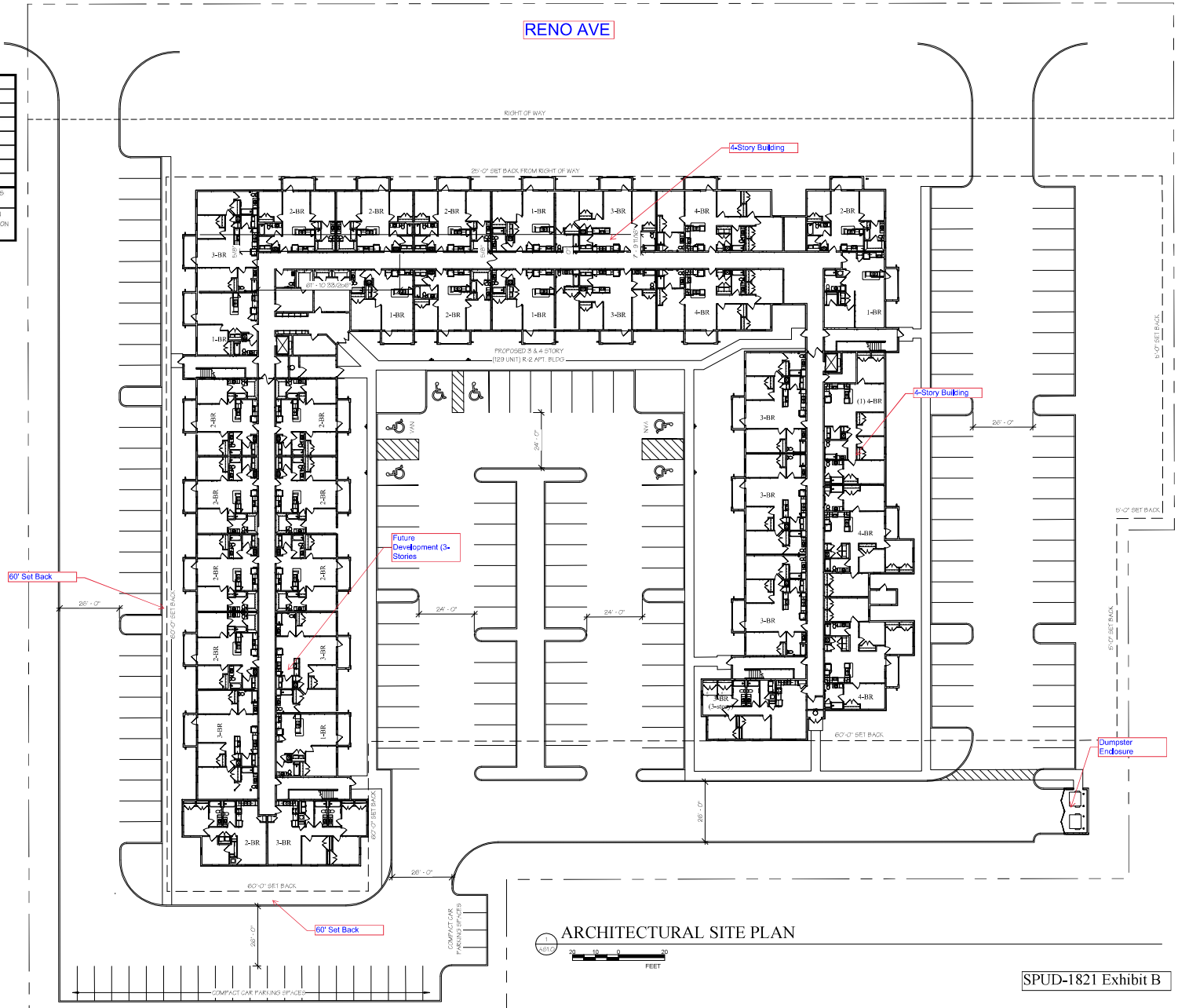
PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
COMPACT PARKING SPACES	26
STANDARD SPACE(S)	143
STANDARD ACCESSIBLE SPACE(S)	4
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	-
LOCAL PARKING REQUIREMENTS:	1.5 SPACES PER UNIT PLUS 2 SPACES FOR UNITS 2-BR AND ABOVE
PARKING PROVIDED MEETS R-4 ZONING REQUIREMENTS WITH 25% REDUCTION FOR LANDSCAPING & BIKE PARKING AS WAL, AS AN ADDITIONAL 5% REDUCTION AS REQUESTED	

NOTE: GREEN SPACE SHOWN = 27%



N
W E
S

ARCHITECTURAL SITE PLAN

1 AS1.0 SCALE: 20 10 0 20 FEET

SPUD-1821 Exhibit B

REVIEW SET

DD MMM YYYY
<ARCHITECT NAME>
ARCHITECT LICENSE #<XXXX>

THE DOMINION ON RENO AVE
YUKON, CANADIAN COUNTY, OKLAHOMA

Wallace ARCHITECTS LLC
Columbia, MO
P:573.256.2200

<STATE> STATE CERTIFICATE OF AUTHORITY: <XXXX>

COPYRIGHT © 2025
PROJECT 1ST ISSUED
DD MMM YYYY

ISSUE/REVISIONS
1 DD MMM YYYY REVIEW SET

SHEET NO. AS1.0
JOB NO. 4974B

2025.06.11 1:06 PM

CASE NUMBER: SPUD-1821

This notice is to inform you that **Michael D. Tibbetts, on behalf of Express Development, Inc.,** filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1821 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 16, 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 being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of that parcel described in the Warranty Deed recorded in Book 3,859, Page 956 (hereinafter "Parent Tract"), said tract being more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; THENCE North 89°57'57" West, along and with the North line of said NE/4, a distance of 349.68 feet to the Northeast corner of said Parent Tract; said corner being the POINT OF BEGINNING; THENCE South 00°00'03" East, along and with the East line of said Parent Tract, a distance of 228.56 feet; THENCE North 89°57'57" West, departing said East line, a distance of 20.00 feet; THENCE South 00°00'03" East, a distance of 151.19 feet to a point on the South line of said Parent Tract; THENCE along and with the South, West, and North line of said Parent Tract, the following five (5) calls: 1. THENCE North 90°00'00" West, a distance of 270.00 feet; 2. THENCE South 00°05'19" West, a distance of 64.91 feet; 3. THENCE North 90°00'00" West, a distance of 207.11 feet; 4. THENCE North 00°00'00 West, a distance of 444.95 feet to a point on the North line of said Northeast Quarter (NE/4); 5. THENCE South 89°57'57" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 497.20 feet to the POINT OF BEGINNING.

Your property <u>is not</u> 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 19th day of May 2026.

Amy K. Simpson

SEAL

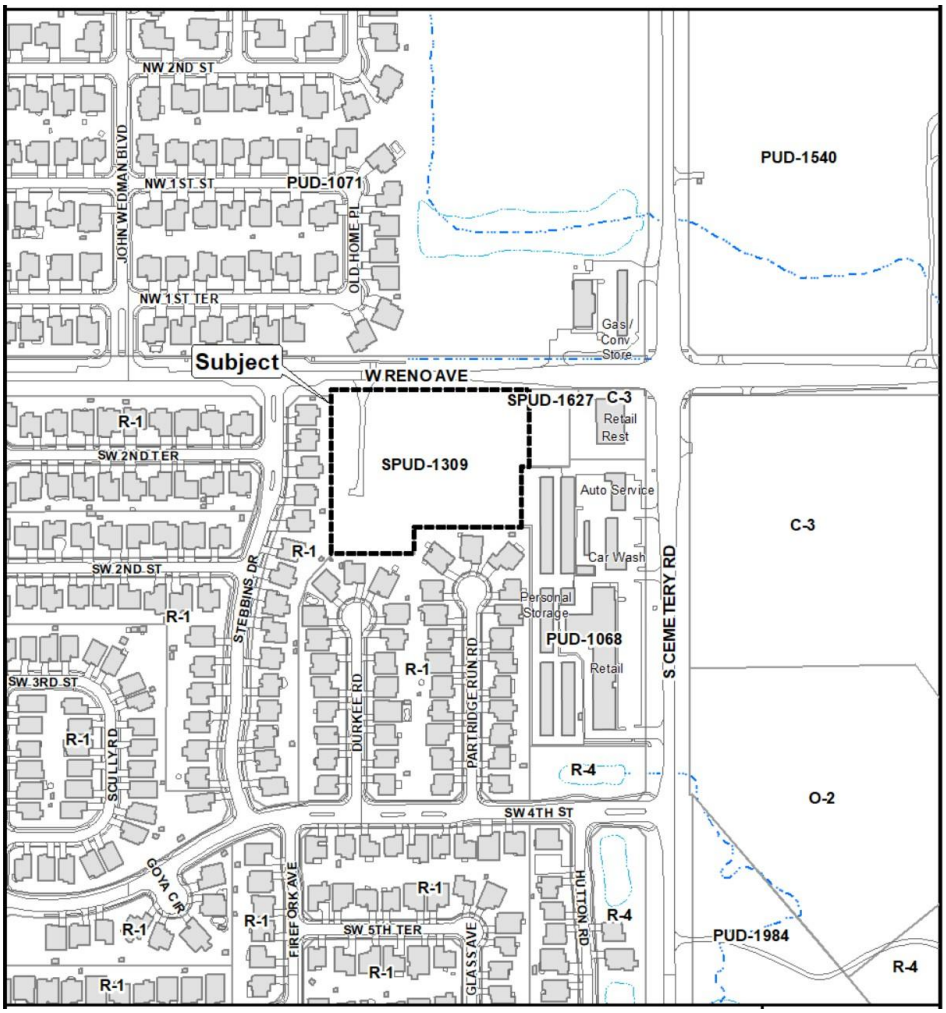
Amy K. Simpson, City Clerk

PROPOSED ZONING CHANGE: **CASE NUMBER:** SPUD-1821

FROM: SPUD-1309 Simplified Planned Unit Development District

TO: SPUD-1821 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 13020 West Reno Avenue



PROPOSED USE: The purpose of this application is to allow residential use and development, specifically to allow multi-family residential (apartments).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential 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

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1821

LOCATION: 13020 West Reno 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 the SPUD-1821 Simplified Planned Unit Development District from SPUD-1309 Simplified Planned Unit Development District. A public hearing will be held by the City Council on June 16, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of that parcel described in the Warranty Deed recorded in Book 3,859, Page 956 (hereinafter "Parent Tract"), said tract being more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; THENCE North 89°57'57" West, along and with the North line of said NE/4, a distance of 349.68 feet to the Northeast corner of said Parent Tract; said corner being the POINT OF BEGINNING; THENCE South 00°00'03" East, along and with the East line of said Parent Tract, a distance of 228.56 feet; THENCE North 89°57'57" West, departing said East line, a distance of 20.00 feet; THENCE South 00°00'03" East, a distance of 151.19 feet to a point on the South line of said Parent Tract; THENCE along and with the South, West, and North line of said Parent Tract, the following five (5) calls: 1. THENCE North 90°00'00" West, a distance of 270.00 feet; 2. THENCE South 00°05'19" West, a distance of 64.91 feet; 3. THENCE North 90°00'00" West, a distance of 207.11 feet; 4. THENCE North 00°00'00 West, a distance of 444.95 feet to a point on the North line of said Northeast Quarter (NE/4); 5. THENCE South 89°57'57" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 497.20 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow residential use and development, specifically to allow multi-family residential (apartments).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

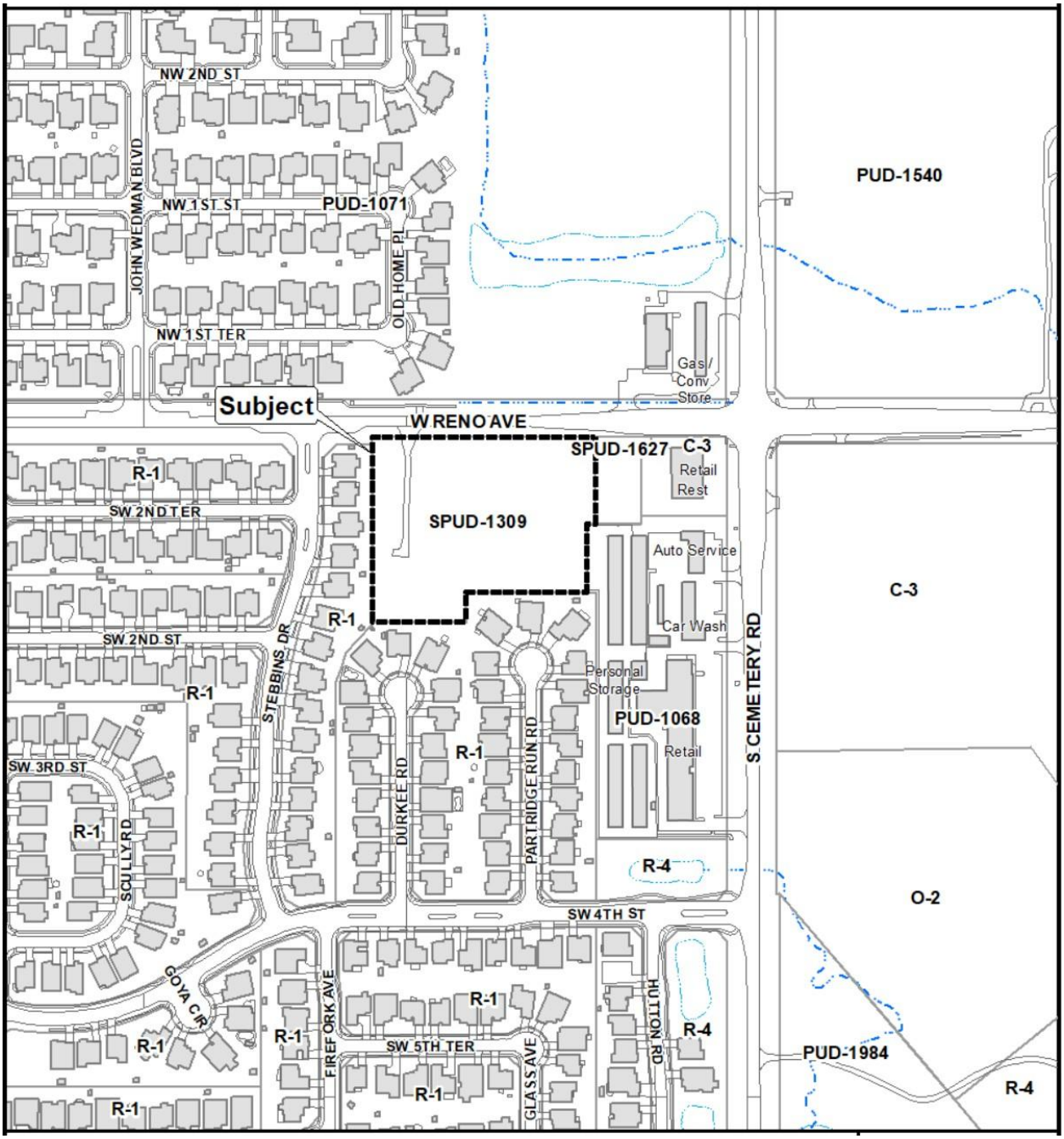
This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** (OKC Zoning Ordinance, 2020).

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 19th day of May 2026.

SEAL Amy K. Simpson, City Clerk


NW 2ND ST
JOHN WEDMAN BLVD
NW 1ST ST
PUD-1071
OLD HOME PL
NW 1ST TER
PUD-1540
Gas / Conv Store
Subject
W RENO AVE
SPUD-1627
C-3
Retail Rest
SPUD-1309
Auto Service
C-3
R-1
SW 2ND TER
R-1
Car Wash
SW 2ND ST
STEBBINS DR
Personal Storage
R-1
PUD-1068
Retail
S CEMETERY RD
SW 3RD ST
R-1
DURKEE RD
PARTRIDGE RUN RD
SCULLY RD
R-4
O-2
SW 4TH ST
GOYA CIR
R-1
FIREFORK AVE
R-1
HUTTON RD
R-4
R-1
SW 5TH TER
GLASS AVE
PUD-1984
R-1
R-4

Johnson, Thad A

From: Phil Alexander <[redacted]
Sent: Saturday, April 4, 2026 11:15 AM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD 1821

You don't often get email from [redacted] Learn why this is important

I strongly oppose the construction noted in SPUD 1821 for several reasons:

1) Reno Avenue in that area is NOT sufficient to handle the traffic increase that would result in the 175 parking spots included in the project.
2) This project would destroy the suburban/rural character of the area resulting in reduced property values.
3) Our schools are not equipped to handle the potential increase in student population.

The neighborhood I lived in prior to moving here had a similar project forced on them with disastrous results. Please disapprove this project.

Respectfully,
John Alexander
682-438-1988
13521 NW 2nd Street
Yukon, OK 73099

March 24, 2026

VIA US MAIL & EMAIL
City of OKC Planning Dept.
420 West Main Street, Suite 910
Oklahoma City, OK 73102
subdivisionandzoning@okc.gov

RE: Case No: SPUD-1821
Applicant: Express Development, Inc.

To whom it may concern:

We are writing to formally express our opposition to the proposed rezoning of the property located at 13020 W. Reno Ave., referred to as Case No. SPUD-1821.

We are residents of the Braxon Addition and live within ½ a mile of the proposed rezoning.

Our main concern is the safety of children in the area. Increased traffic in and around residential streets creates a more dangerous environment for families, especially for children who walk, bike or play outdoors.

This proposed change raises serious concerns about the impact on traffic, infrastructure, neighborhood safety and quality of life for current residents. Increased residential development will inevitably lead to a significant rise in daily traffic volume. Roads in this area are not designed to accommodate such an increase, which could result in congestion and a higher risk of accidents.

In addition to congestion, heavier and more frequent use of local roads will accelerate wear and tear, leading to road damage and increased maintenance costs. This places an additional burden on our community and local government resources, which are already stretched thin.

Finally, rezoning this property for residential use would negatively impact the privacy of nearby property owners. Increased housing density often brings structures closer together, more foot and vehicle traffic and greater noise levels. This can significantly alter the character of the neighborhood and reduce the sense of space and privacy that current residents rely on.

Thank you for your time and consideration.

Sincerely,

Ardy & Amanda Amin

March 24, 2026

VIA US MAIL & EMAIL
City of OKC Planning Dept.
420 West Main Street, Suite 910
Oklahoma City, OK 73102
subdivisionandzoning@okc.gov

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Ardy & Amanda Amin

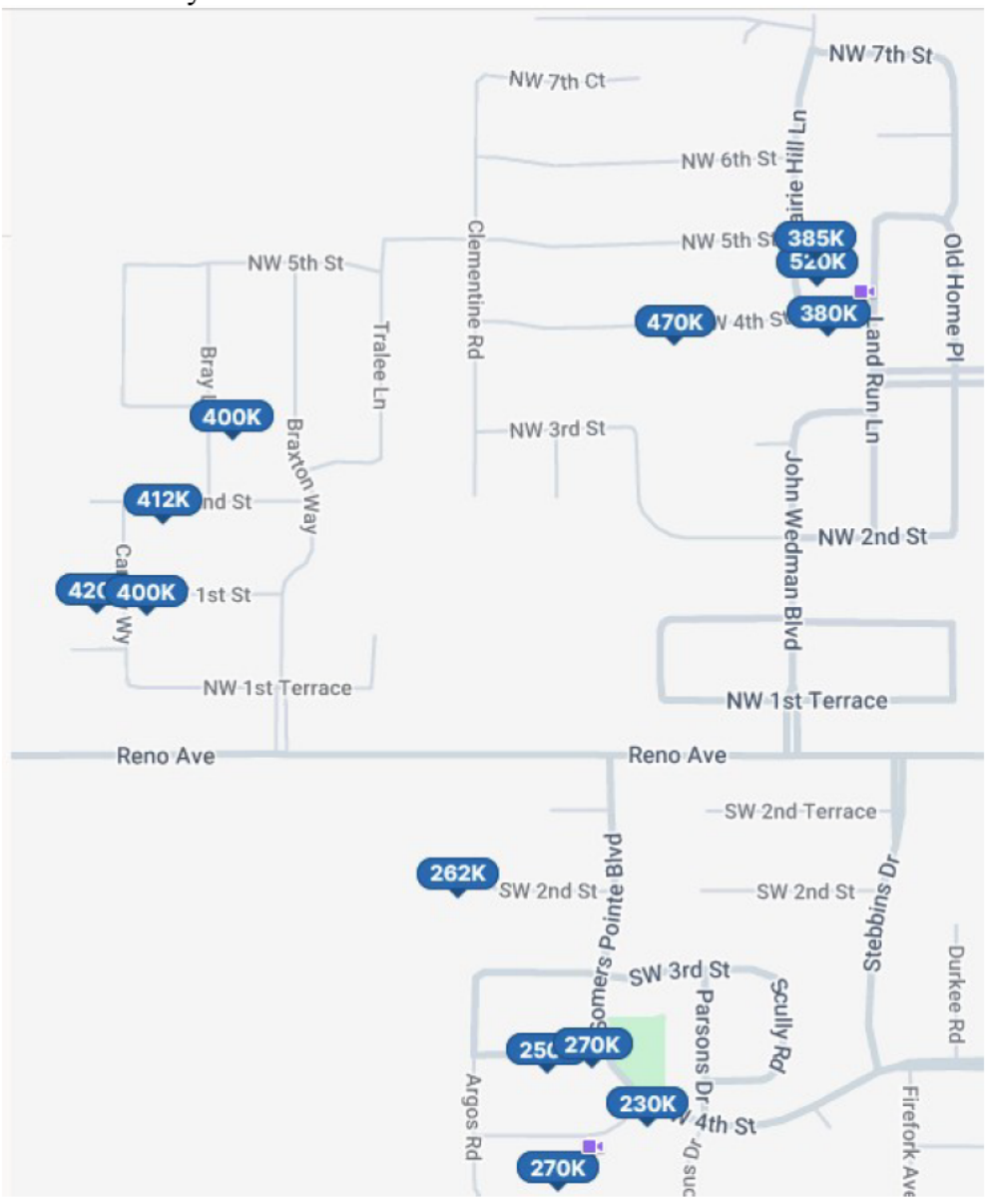
Johnson, Thad A

From: Amanda Amin <[redacted]
Sent: Wednesday, April 1, 2026 9:28 AM
To: [redacted] Ward3; PL, Subdivision and Zoning
Subject: Re: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

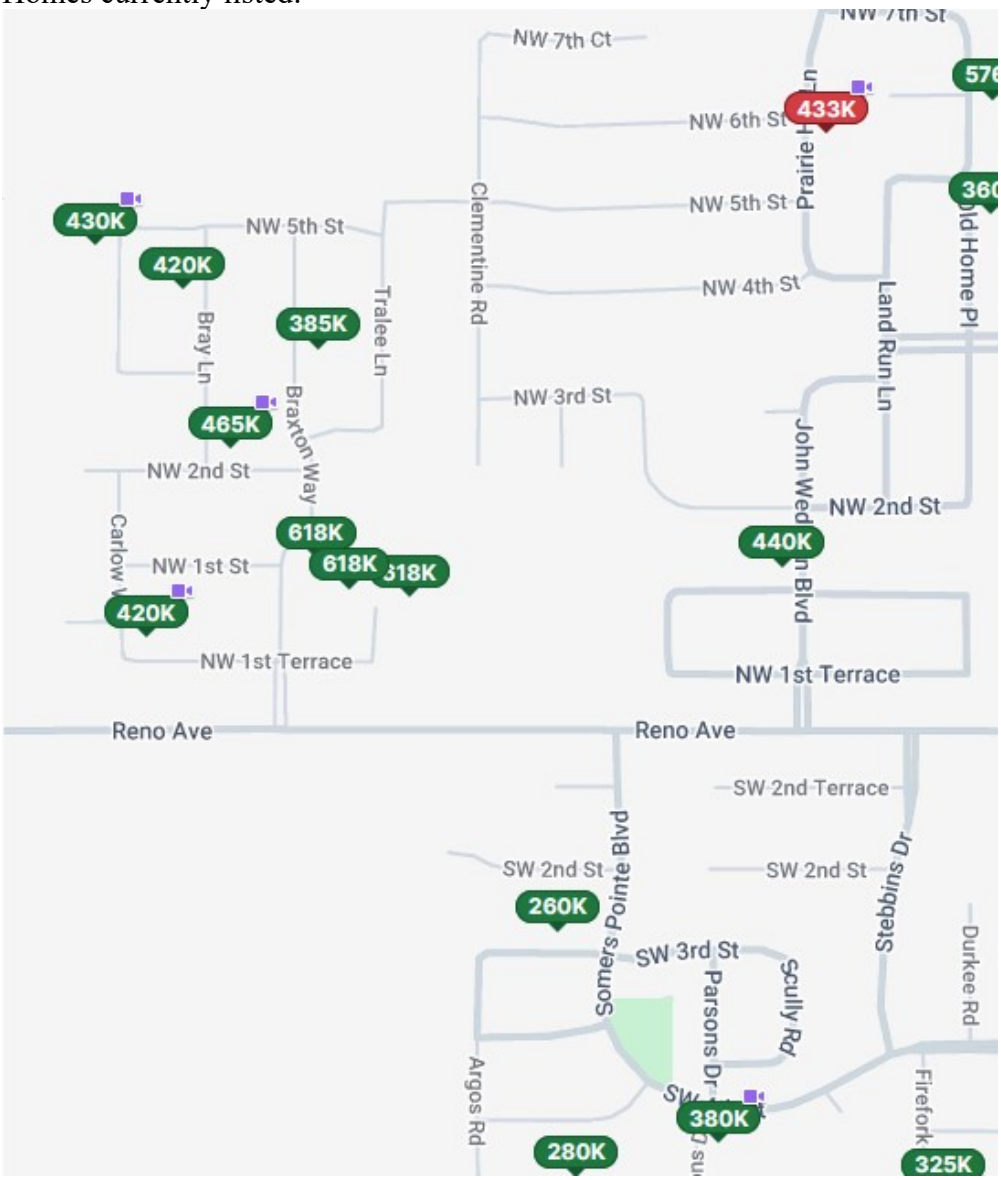
Some people who received this message don't often get email from [redacted] Learn why this is important

I appreciate the response, but my opposition isn't just with the height and setback, it is with the project entirely. It is my understanding this project will be low-income housing. You are proposing low-income housing right in the middle of homes that are selling for near, and some over, half a million dollars. A home sold in February for $520,000 and there homes currently listed for $618,000. The goal for ALL homeowners is for property value to go up, not down.

Homes recently sold:



Homes currently listed:



I notice you are in Texas. Have you driven the area? Drive down Cemetery between 5:00-6:00 on Wednesday evening when the churches up the street are having service. I invite you to take a peruse west on Reno. The road is in desperate need of repair and/or replacement. All of these roads are two lane roads, which are already entirely way too congested. Your proposal has two (I believe) entrances/exits. That would mean, from the intersection of Reno and Cemetery to the first neighborhood entrance of Somers Park, .2 miles, there would be 6 different ins and outs to different properties. There is already enough congestion in the area, it can't support another 175 vehicles worth of traffic.

From the plans I have seen, I don't see a park for kids to play, or an area to walk pets. Where are your residents going to play? Or walk their dogs? In the surrounding neighborhoods? No thank you.

For these reasons, along with the reasons listed in my March 24 correspondence, my opposition stands.

Amanda

From: [redacted]
Sent: Tuesday, March 31, 2026 4:48 PM
To: [redacted]
Subject: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

Good Afternoon Neighbors,

Thank you for submitting a letter regarding our rezoning application for the property at 13020 West Reno Avenue. We appreciate you taking the time to share your thoughts and concerns about how the proposed development could affect the neighborhood.

For context, the current zoning (Attached with the items highlighted in green showing the modifications we are seeking) on the site allows for a three-story building with a 40-foot setback from the adjacent residential property lines. In this new rezoning application we recently submitted, we are proposing shifting the buildings a four-story building while increasing the setback to 60 feet from your neighboring residential properties. This deeper buffer is intended to provide more separation, reduce visual impact, and improve compatibility with the existing homes nearby.

We understand that the shift to four stories may have raised new questions, and we want to make sure you have a full picture of the updated proposal—including why we believe the greater setback offers meaningful improvements in privacy, light/air, noise reduction, and overall neighborhood fit. We want to note that we are NOT increasing the density of units, and our primary goal is trying to create a greater buffer between the residential development by allowing us to place the buildings much closer to the industrial and commercial developments to the East, and to create a more functional development for this new community.

To discuss the revised plans in more detail and answer any questions you may have, I would like to invite you to a short Zoom meeting. This will be an informal opportunity to review the site plans side-by-side (current zoning vs. proposed rezoning) and talk through the changes.
We have the following dates/times available (please reply with your preference or suggest alternatives that work better for you):

- Monday, April 6th at 6:00 PM CDT
- Tuesday, April 7th at 6:00 PM CDT

- Wednesday, April 8th at 6:00 PM CDT

The meeting should take no more than 30–45 minutes. If you prefer a phone call, in-person option, or have scheduling constraints, just let me know—we're flexible.
Please reply to this email by Thursday so we can schedule a convenient time for those who are interested.

Thank you again for your engagement on this matter. We look forward to the chance to speak with you directly.

Best regards,

Express GRO
Of Comm

Michael D. Tibbetts
Vice-President, Express Group, Inc.

www.expressgroupofcompanies.com/

11837 Kingsville Dr. Frisco, Texas 75035

Johnson, Thad A

From: courtney Bauer <[redacted]
Sent: Wednesday, April 1, 2026 6:35 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Urgent: Stop 4 Story section 8 / low income/government subsidized/Affordable Housing In Your

RE: Formal Objection to SPUD-1821-
13020 Reno Ave,Yukon,OK.73099

All Residents of Somers Pointe phase IV

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel.People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs . Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live.

Sincerely ,
Courtney Bauer
428 scully rd
Yukon/Oklahoma City, OK,
73099

Johnson, Thad A

From: Grant Biehler <[redacted]
Sent: Wednesday, April 1, 2026 9:07 PM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD-1821-13020

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Members of the Commission,

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. I should not have to look down my street and see a giant apartment complex towering over my neighbor's homes. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future. Thank you all for your consideration to benefit the entire community in which we live. Thank you.

Sincerely,

Grant Biehler, DC
408 Partridge Run Rd
Yukon OK, 73099

Johnson, Thad A

From: Jennifer Biehler <[redacted]
Sent: Wednesday, April 1, 2026 1:41 PM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD-1821-13020 Reno Ave, Yukon, OK 73099

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.
Sincerely,
Jennifer Biehler
408 Partridge Run Rd
Yukon OK, 73099
Sent from my iPhone

Johnson, Thad A

From: Brenda Blake <[redacted]
Sent: Friday, March 27, 2026 8:46 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: SPUD 1821 opposition (13020 Reno Ave)

You don't often get email from [redacted] Learn why this is important

Subject: Opposition to SPUD-1821

To Oklahoma City Planning Commission and Ward 3 Council Office

I am writing as a nearby resident to express my strong opposition to SPUD-1921.

This is not just a zoning case on paper to me — it directly affects my neighborhood, my home, and the quality of life for the people who live here. I have invested in my property with the expectation that the surrounding area would remain stable and compatible with existing residential standards, and this proposal raises serious concerns about that.

One of my biggest concerns is that the document does not clearly define what uses will actually be allowed on this site. The section that should list permitted uses is left blank, which makes it impossible for residents like me to understand what is truly being proposed. That lack of clarity is troubling and leaves too much open to interpretation later.

I am also concerned about the possibility that this development could include housing that accepts Section 8 vouchers or similar high-density rental uses. While I understand the importance of providing housing options, introducing this type of development without clear guidelines and compatibility standards can significantly change the character of an established neighborhood. My concern is not about individuals, but about ensuring that any development is thoughtfully planned so that it does not lead to instability, increased turnover, or unintended negative impacts on the surrounding area.

In addition, I am very concerned about the potential reduction in property values. Uncertainty about land use, increased density, and developments that are not aligned with the existing character of the neighborhood can make homes less desirable and negatively affect long-term property values. For many of us, our home is our largest investment, and this proposal puts that at risk.

The proposed building height of up to three stories and the overall density also raise concerns. This is not consistent with the scale and feel of the surrounding area. Increased density typically brings more traffic, more parking congestion, and more pressure on local infrastructure — all of which directly affect those of us who already live here.

The setback allowances are another issue. A minimum of just 5 feet along areas next to commercial zoning does not seem sufficient to create an appropriate buffer. Even with screening, that is a very narrow separation and does little to protect nearby residents from noise, lighting, and general activity.

Traffic is also a real concern. Access from W. Reno Avenue is likely to increase congestion and create safety issues, especially if this development ends up being higher density than expected.

Overall, this proposal feels incomplete and too open-ended. It does not provide the level of detail or reassurance that residents deserve when something of this scale is being considered so close to our homes.

For these reasons, I respectfully ask that SPUD-1921 be denied, or at the very least significantly revised to clearly define permitted uses, reduce density, strengthen setbacks, and ensure compatibility with the existing neighborhood while protecting property values.

Thank you for taking the time to consider the concerns of those of us who live here and will be directly impacted.

Sincerely,

Brenda Blake

Sommers Point Resident

13201 SW 6th Street

Yukon OK 73099

Brenda

Sent from my iPhone

Johnson, Thad A

From: VALERIE BRAKEFIELD <[redacted]
Sent: Thursday, March 26, 2026 3:58 PM
To: PL, Subdivision and Zoning
Subject: Case number: SPUD-1821

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern:

My husband and I live in Settler's Ridge. We are against this being built by us. I am very concerned about this getting passed! My address is 13204 NW 1st street Yukon, OK 73099.

Thank you,
Daniel and Valerie Brakefield
Sent from my iPhone

NOTICE O

CASE NUMBER: SPUD-1821

NOTICE IS HEREBY GIVEN that **Express D**
City of Oklahoma City to change the zoning des
rezoned is outlined on the map on the reverse si

To review copy of the Proposed Master Design S

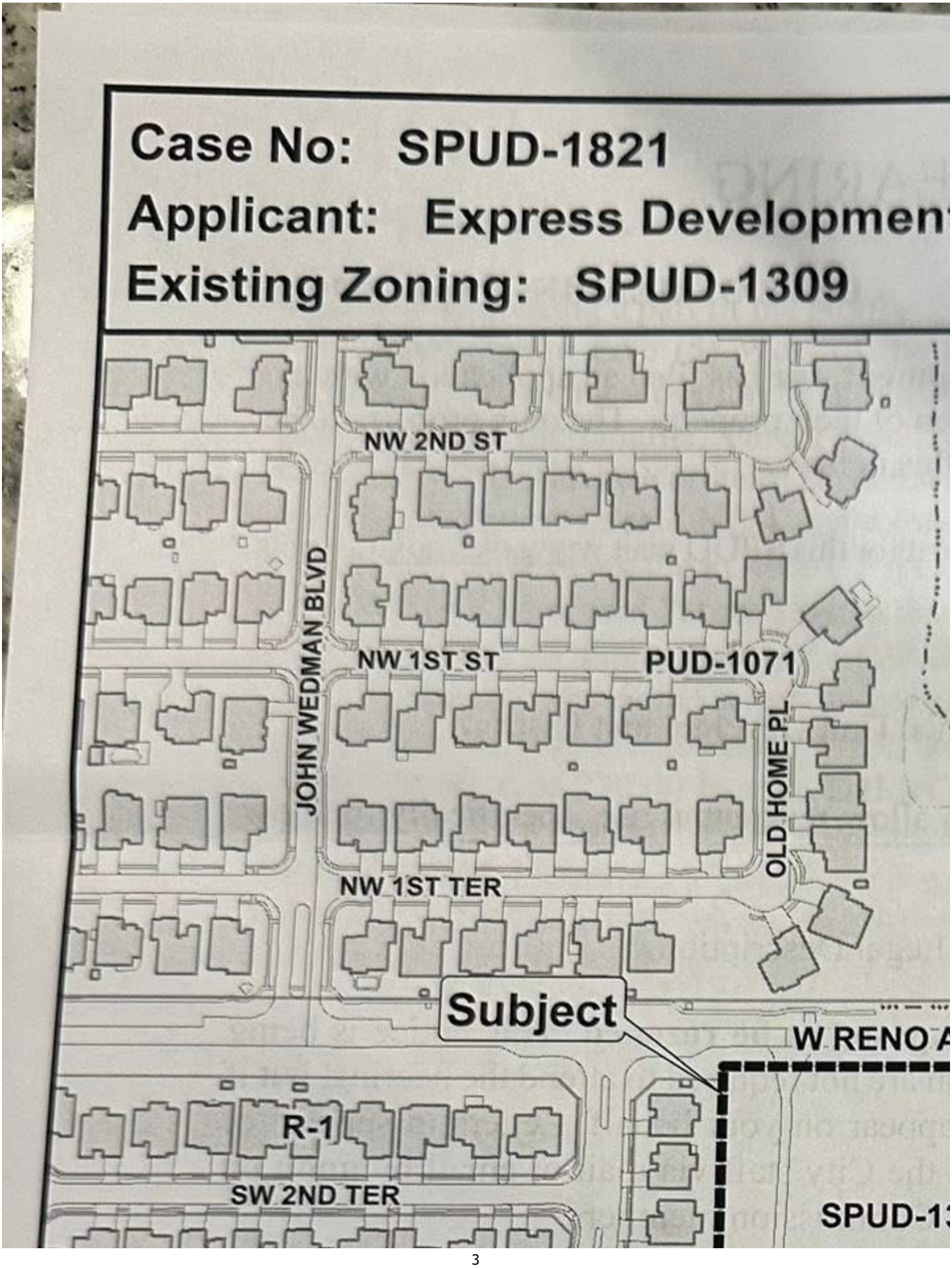
ADDRESS: 13020 West Reno Avenue

CURRENT ZONING: SPUD-1309 Simplified

PROPOSED USE: The purpose of this reques
multi-family residential (apartments).

LEGAL DESCRIPTION: See attached Exhibi

Your property is not included within the ar
provided to you because you own property nearb
you wish to you may. You can also have some
opposition of this application should be submit
Friday, April 3, 2026, in order to be delivered


Case No: SPUD-1821
Applicant: Express Developmen
Existing Zoning: SPUD-1309
NW 2ND ST
JOHN WEDMAN BLVD
NW 1ST ST
PUD-1071
OLD HOME PL
NW 1ST TER
Subject
W RENO A
R-1
SW 2ND TER
SPUD-1

Johnson, Thad A

From: Smiley, Dena L
Sent: Friday, March 27, 2026 8:08 AM
To: PL, Subdivision and Zoning
Cc: Welch, Sarah; Johnson, Thad A; Olivo Harrison, Elena; Hurst, Paula J
Subject: FW: Resident Opposition to Case Number SPUD-1821 for

Dena Smiley
Records Coordinator
City Clerk's Office
(405) 297-2398

The City of OKLAHOMA CITY

From: Jones, Sharon D <[redacted] **On Behalf Of** City Clerk Email
Sent: Friday, March 27, 2026 7:29 AM
To: Smiley, Dena L <[redacted]
Subject: FW: Resident Opposition to Case Number SPUD-1821 for

From: Alyson Blissard <[redacted]
Sent: Thursday, March 26, 2026 11:41 PM
To: Current Planning <[redacted] [redacted] PL, Subdivision and Zoning <[redacted] City Clerk Email <[redacted] Ward3 <[redacted] Action Center <[redacted]
Subject: Resident Opposition to Case Number SPUD-1821 for

You don't often get email from [redacted] Learn why this is important

Dear Members of the Oklahoma City Planning Commission, Ward 3 Council and Staff of the Oklahoma City Planning and Development Department,

I am writing to formally express my opposition to Rezoning Case No. SPUD-1821 for the property located at 13020 Reno Avenue. I am a nearby property owner located one property removed from the subject site.

While I understand and support the need for diverse and attainable housing options, I have significant concerns regarding both the appropriateness of this rezoning and the use of a Simplified Planned Unit Development (SPUD) in this instance.

The SPUD process is intended to encourage innovative, high-quality development that achieves a superior site design outcome compared to conventional zoning. However, in this case, the SPUD appears to function primarily as a mechanism to bypass established zoning standards related to density, site design, and compatibility. Rather than enhancing the development, the proposal introduces a level

of intensity that is inconsistent with the surrounding land use pattern and the apparent intent of the underlying zoning district.

The surrounding area is characterized by lower-density residential development, and the introduction of a higher-density project without adequate transitional elements creates a clear incompatibility. The proposal does not appear to provide sufficient buffering, graduated density, or other design features necessary to mitigate impacts to adjacent properties, including privacy, noise, and overall neighborhood character.

Of particular concern is the lack of adequate drainage infrastructure in this area. The roadway serving this property relies primarily on open roadside ditches rather than an enclosed stormwater system. Developments of increased density and impervious surface area significantly increase stormwater runoff volume and velocity. Without a comprehensive and engineered stormwater management solution, there is a substantial risk that runoff will exceed the capacity of the existing ditch system, potentially resulting in overflow, erosion, and adverse impacts to nearby properties, including mine.

This issue is not merely theoretical; it is a known limitation of the existing infrastructure. Approving a higher-intensity development in an area without adequate stormwater conveyance systems raises serious concerns about long-term drainage performance and downstream impacts.

Additionally, the cumulative reliance on SPUD zoning throughout Oklahoma City raises broader concerns about the incremental erosion of the City's zoning framework. When SPUDs are used to routinely override base zoning standards rather than to achieve demonstrably superior planning outcomes, it undermines the predictability and integrity of the zoning code and creates conditions that resemble de facto spot zoning.

Traffic and infrastructure impacts must also be considered. Increased density will generate additional traffic along Reno Avenue and surrounding local streets, and it is unclear whether existing infrastructure is sufficient to safely accommodate this increase.

1. Direct Impact to the abutting Properties: This proposed development directly affects 13 single family dwellings sharing a property line. The site plans show a 12-15 Feet landscaped area between the parking and these property lines. The application/site plan does not demonstrate what level of buffering and screening will be provided to guard the existing single family dwellings. Additionally, with all the 175 parking spaces oriented along the sides and rear of the proposed development, all of the noise and exhaust of this development will be right up against this neighborhood's backyards. Not to mention with 4 stories, there will be no privacy for these abutting homes.

2. The infrastructure failure along Reno at Stebbins Drive: The area has already experienced infrastructure failure, as evidenced by a recent roadway collapse that required delayed response and temporary safety measures. Adding additional dwelling units to a failing drainage system is a safety hazard to the immediate area.

3. This proposal raises safety concerns related to existing school bus routes and student access to such for the local school district that does not fall under the City of Oklahoma City jurisdiction. The increase in traffic will cause congestion during peak hours interfering with the established routes and endangering

the lives of these students at the local bus stops as there is a deficiency in pedestrian areas along any of this portion of Reno Avenue.

4. I want to be clear that I support the City's efforts to expand attainable and workforce housing opportunities. Providing a range of housing options is an important and necessary goal for a growing community. However, the success of such developments depends heavily on appropriate siting, infrastructure capacity, and compatibility with surrounding land uses. In this case, the concern is not the concept of affordable housing itself, but rather the intensity of the proposed development, its lack of compatibility with the existing neighborhood pattern, and the absence of adequate infrastructure—including stormwater drainage—to support it. Ensuring that housing initiatives are thoughtfully placed is critical to their long-term success and to maintaining the stability of surrounding neighborhoods. Our neighborhood is quite a distance from Oklahoma City police and fire department hubs which results in longer response times. The established first responder coverage will only worsen with the addition of a high-density development such as is proposed.

5.Unlike a single-family dwelling property that is owned by a homeowner, and I have worked very hard to finally obtain such away from the noise of the more dense areas of the city. Introducing a high-density residency classification will negatively impact the long term property maintenance and cohesion with this community.

6. The R-4 Zoning does call for a 40% usable open space. Based on the submitted site plan, there does not appear to be any recreation area provided to this development. Another important consideration is the availability and adequacy of recreational and open space amenities. The nearby neighborhood includes privately maintained common areas that are funded and maintained exclusively through homeowners' association dues. These amenities are designed to serve the residents within the subdivision and are not constructed or maintained to accommodate additional demand from outside development. In practice, these areas already experience ongoing maintenance challenges, including damage and wear that require repair at the expense of HOA members. Introducing a higher-density development in close proximity—without providing adequate on-site recreational space—may place additional unintended pressure on these privately maintained facilities. For this reason, it is important that any proposed development be designed to fully meet its own open space and recreational needs. Ensuring that adequate amenities are provided within the development itself helps prevent overburdening nearby private facilities and supports long-term neighborhood stability and maintenance.

Given these concerns—including incompatibility with surrounding uses, insufficient transitional design, buffering and screening, lack of adequate drainage infrastructure, and the inappropriate use of SPUD zoning—I respectfully request that the Planning Commission deny the application as submitted. At a minimum, the proposal should be significantly revised to address these issues and demonstrate a clear and measurable planning benefit beyond what is otherwise permitted by right.

The long-term integrity of the City's zoning framework and the protection of existing neighborhoods depend on careful and consistent application of these standards.

If approved, I am prepared to actively participate in all future proceedings related to this development and will carefully review compliance with all applicable regulations, conditions, and public infrastructure requirements.

Sincerely,

Miss Alyson Blissard
Somers Point Homeowner

308 Partridge Run Road
Yukon, OK 73099

Johnson, Thad A

From: Braxton HOA <[redacted]
Sent: Tuesday, March 24, 2026 12:32 PM
To: PL, Subdivision and Zoning
Subject: Opposition to Case Number SPUD-1821

You don't often get email from [redacted] Learn why this is important

Dear OKC Zoning Commission,

I hope this message finds you well. I am writing on behalf of the Braxton Homeowners Association concerning case number SPUD-1821, which proposes the construction of 129 apartment units adjacent to several residential subdivisions, including Braxton.

We wish to express our strong opposition to this development for several reasons:

- Adverse Impact on Home Values: The introduction of a large apartment complex can negatively affect property values in our community. Homebuyers often seek stability and a suburban environment, which may be compromised by a high-density apartment complex nearby.

- Strain on Local Schools: Our local school system is already experiencing overcrowding. The addition of 129 apartment units will likely bring more families into the area, exacerbating the current strain on educational resources and facilities.

- Increased Traffic on Reno Avenue: Reno Avenue is already in disrepair and struggles to accommodate existing traffic. The proposed development would lead to a significant increase in vehicular traffic, further deteriorating the road and creating unsafe conditions for residents and commuters alike.

- Environmental Concerns: The construction and ongoing maintenance of a large apartment complex could lead to increased environmental degradation in the area, including the potential loss of green space and wildlife habitats.

We urge the commission to consider these concerns seriously in your decision-making process. The well-being of our community and the preservation of its character depend on your careful consideration of the impacts this development would have.

Than you for your attention to this matter. We appreciate your commitment to serving the interests of our community.

Sincerely,

Bill Turner, Jr., MBA
President
Braxton HOA

Johnson, Thad A

From: Johnson, Thad A
Sent: Tuesday, March 31, 2026 10:58 AM
To: PL, Subdivision and Zoning
Subject: FW: Please Help-A plea from 505 Goya Circle, re: SPUD-1821

From: angie isenberg <[redacted]
Sent: Tuesday, March 31, 2026 8:17 AM
To: [redacted]
Cc: The Mayor <[redacted]
Subject: Please Help-A plea from 505 Goya Circle, re: SPUD-1821

> You don't often get email from [redacted] Learn why this is important

To: [redacted]
CC: [redacted]
Subject: PLEASE HELP - A Plea from 505 Goya Circle regarding SPUD-1821
Dear Mayor Holt, Councilwoman Avers, and Planning Commissioners,
We are writing to you with heavy hearts and a lot of confusion. We are Angelia and Arlin Brooks at 505 Goya Circle. We are 60 and 61 years old, and we are just trying to survive the next 4 or 5 years until our home is finally paid off. But right now, every day feels like a mountain we to climb. Our grown son, who was is injured and can't work at all right now is living with us. He wants to help his parents so much, but he's stuck, and the weight of everything is on us. We are just a tired family trying not to lose our only asset to a world that seems to have forgotten us.
Mayor Holt, exactly one year ago, we went to the polls and cast our votes for Councilwoman Avers. We believed in the promise of a safer, better Ward 3. We didn't vote for this. We didn't vote to have a massive, 4-story "mountain" of an apartment complex dropped into our quiet lives, looming over our 1-story Dollar General and nearby Dear friend Cathy on Partridge Run rd whos modest 1 story home that sits under the only tress enjoying the shade of the 45 foot old tree that is on that property , it feels like a betrayal to be facing this just one short year after we put our trust in this city's leadership.
Our neighborhood is already breaking. Almost exactly a year ago, we had that terrifying sinkhole right up the corner. We sat here amazed and frightened watching the traffic that Monday morning,noon,and night.The gridlock was a nightmare, and the ground literally gave way under the pressure we already have. If the city couldn't handle the traffic then, how can it handle 130+ more apartments? We are terrified of the years of construction—the dust, the heavy trucks, and the noise—that will surely crack our foundations.
We are scared for our safety and our future:

- Crime and Theft: Living on this tight little circle right on the thoroughfare, we are already targets. We see the strangers, and we worry about package theft-and people seem to be lurking by our front door. A high-density complex up the street and right around corner will only bring more people who don't know us or care about our safety.
- The School Bus: the neighbor kids stand out there for the bus, which is always delayed because the traffic is already a mess. If you add hundreds of more cars, someone is going to get hurt. We can't have that on our hearts.

- Our Retirement: This house is our biggest asset we have for retirement If our property value drops because of this "canyon" of apartments, our 30 years of hard work vanishes. We can't start over at 60. Please, we are begging you to look at the people behind the paperwork. We are struggling, we are tired, and we are asking you to protect us. Please deny SPUD-1821 and give a hardworking family the peace they were promised when they voted for you.

With hope,
Angelia Brooks, Arlin Brooks, and Family
505 Goya Circle, Oklahoma City, OK
[redacted]

Sent from Yahoo Mail for iPhone

Johnson, Thad A

From: Braden Brown <[redacted]
Sent: Wednesday, April 1, 2026 12:51 PM
To: PL, Subdivision and Zoning; Planning Admin
Cc: Ward3
Subject: SPUD-1821 Opposition

You don't often get email from [redacted] Learn why this is important

To the good folks of Oklahoma City government,

Like many of my neighbors, I believe that SPUD-1821, which modifies SPUD-1309 to be four stories instead of 3, would be detrimental to the community that has been established. In the 5 years since SPUD-1309's approval, the area has seen incredible growth, which is wonderful. However, I believe the circumstances have changed so dramatically that the SPUD needs to be reevaluated as a whole. Please vote no in the coming vote regarding SPUD-1821.

Respectfully,

Braden Brown

Johnson, Thad A

From: Taylor Brown <[redacted]
Sent: Wednesday, April 1, 2026 10:13 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning,

I am writing to express my opposition to the proposal of a four-story apartment complex being built on this parcel of land. While it is true that people need a place to live, this development would not be a positive use of the land, considering the size and location of the residents' needs.

I kindly request that you consider the potential impact of rezoning this property on the local community. This includes the effects on the environment, traffic, sound, and failing infrastructure. It is important to prioritize the quality of life for all residents and instill confidence in your voting constituents that you will make more thoughtful planning choices in the future.

Thank you for considering the well-being of our entire community.

Sincerely,
Taylor Brown
412 Partridge Run Road
Yukon/Oklahoma City, OK 73099

Johnson, Thad A

From: d cat <[redacted]
Sent: Tuesday, March 24, 2026 4:50 PM
To: PL, Subdivision and Zoning
Subject: RE: RESIDENT OPPOSITION - Case Number SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

Daniel Catanzaro
312 Durkee Rd. Yukon /OKC OK,73099
3/24/2026

The City of Oklahoma City
Planning Commission
420 W. Main St., Suite 900
Oklahoma City, OK 73102

Submitted via Email: [redacted]
RE: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue)

To the Planning Commission,
I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone the property at 13020 West Reno Avenue from SPUD-1309 to allow for multi-family residential (apartments). As a property owner in the immediate vicinity, I believe this high-density transition poses significant risks to our community's safety and infrastructure for the following reasons:

- Public Safety and Crime: The introduction of a high-density apartment complex into an area currently zoned for lower-intensity use raises serious concerns regarding neighborhood security. Increased density often correlates with a higher volume of calls for service, and I am concerned about the potential for increased crime and the impact on the overall safety of our residential streets.
- Distance from City Services: This location is significantly removed from core municipal infrastructure. I am particularly concerned about the response times for the Oklahoma City Police Department and the Fire Department. Adding a large multi-family development in an area that already faces long travel distances for emergency vehicles could result in dangerously delayed responses during critical life-safety events.
- Infrastructure Strain: Our existing infrastructure and emergency services are already stretched thin. Adding hundreds of new residents at this specific address without a concurrent increase in localized police precincts or fire stations is a premature and potentially hazardous expansion of the city's residential footprint.

Additionally, the proposed rezoning will create significant **traffic congestion** during peak commuting hours, specifically impacting established **school bus routes** and student safety. The increased vehicle volume from a high-density development will lead to elevated **noise pollution**, disrupting the quiet nature of our residential neighborhood. Furthermore,

our local infrastructure lacks the necessary **parks and recreation facilities to support** such a large influx of new residents, placing an undue burden on our limited community spaces.

I ask that the Planning Commission take these public safety factors into account and recommend a denial of this application, or at the very least, require a comprehensive public safety impact study before proceeding.
Sincerely,
Daniel & Cynthia Catanzaro

Johnson, Thad A

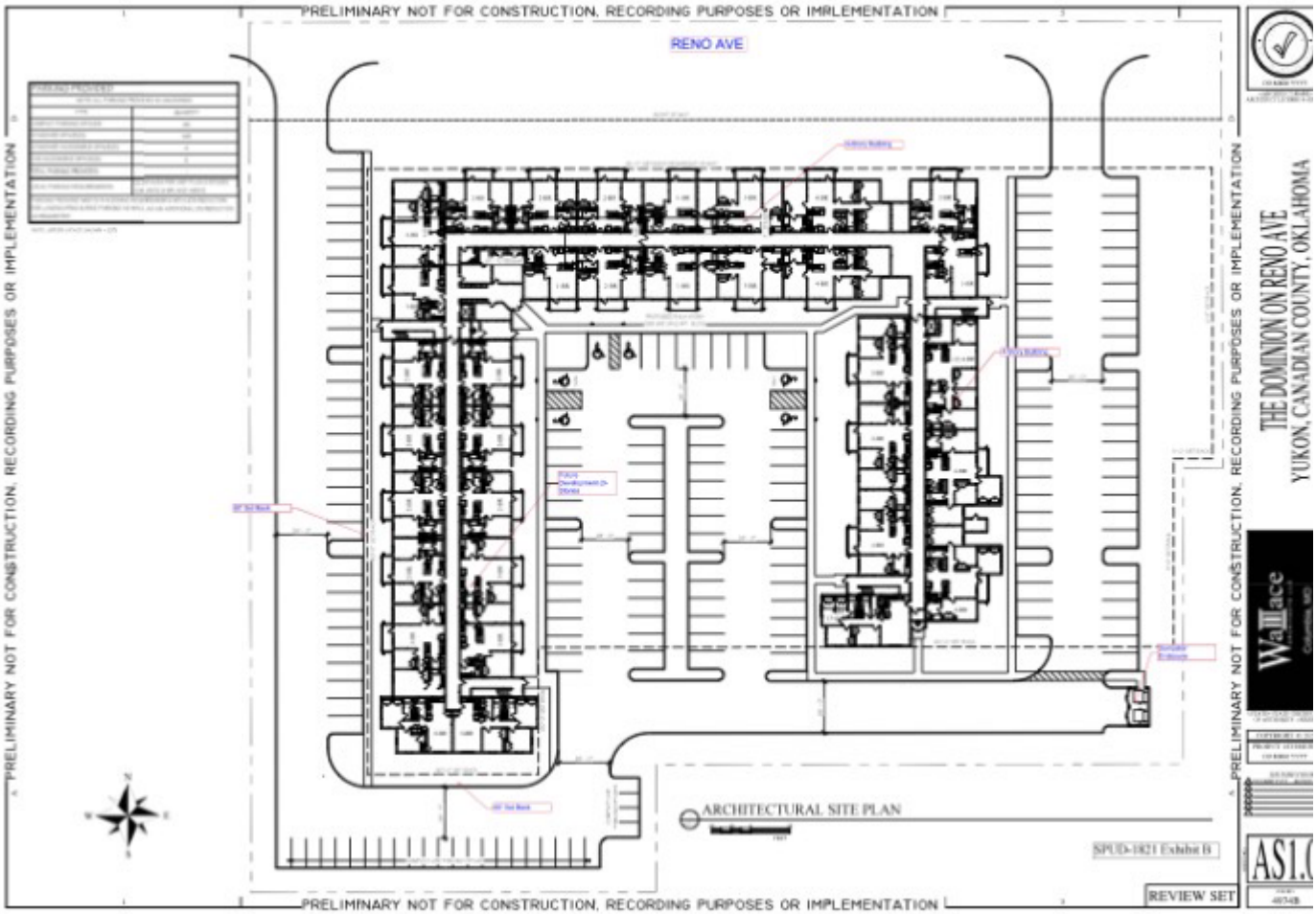
From: d cat <[redacted]
Sent: Wednesday, March 25, 2026 7:55 AM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: REVISED & SUPPLEMENTAL RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,
Please accept this **revised and supplemental letter of opposition**regarding Case Number SPUD-1821. This correspondence provides a more comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.
I am writing to formally oppose the application by Express Development, Inc. (**SPUD-1821**) to rezone 13020 West Reno Avenue for a high-density, potentially 4-story apartment complex for the following reasons:

- **Direct Impact on Adjoining Neighbors:** This proposal directly affects **exactly 13 single-family homeowners** sharing a property line. Blueprints show a **100+ space parking lot** facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
- **Infrastructure Failure (Reno & Stubbins):** Our area is suffering from severe structural issues, including the recent **road cave-in at Reno and Stubbins.** The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.
- **School Bus Routes and Student Safety:** This project will create severe **traffic congestion** during peak hours, directly interfering with established **school bus routes** and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated **noise pollution** in what is currently a quiet residential area.
- **Public Safety and Crime:** High-density developments often lead to an increase in property crimes like **vehicle break-ins, package theft, and trespassing.** Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.
- **Transient Residency vs. Stability:**Unlike our neighborhood of invested homeowners, a rental complex introduces a **transient population** with high turnover, which negatively impacts long-term property maintenance and community cohesion.
- **Lack of Parks and Recreation:**Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient **parks and recreation facilities** nearby to accommodate this density.

I urge the Commission to recommend **denial** or require a **comprehensive drainage and public safety impact study** before proceeding.
Sincerely, Daniel Catanzaro
312 Durkee Rd , Yukon/OKC
OK, 73099.


PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION
RENO AVE
ARCHITECTURAL SITE PLAN
SPUD-1021 Exhibit B
REVIEW SET
THE DOMINION ON RENO AVE
YUKON, CANADIAN COUNTY, OKLAHOMA

Johnson, Thad A

From: Art Chernak <[redacted]
Sent: Wednesday, March 25, 2026 11:00 AM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1821 rezoning request

You don't often get email from [redacted] Learn why this is important

To the City of Oklahoma City Planning Department

March 25, 2026

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number **SPUD-1821**.

I am a resident of the Settlers Ridge housing division which is across from the proposed apartment complex requested through SPUD-1821. I am in line of site of this area.

I urge the Commission to please **deny** this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:

- **Privacy and Property Impact:** The proposed 4-story structure is too high for this setting and will look directly into neighbor's yards. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being. a 4-story building is out of character with the area's single home style.
- **Safety and Density:** High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.
- **Infrastructure and Quality of Life:** The proposed density will cause a significant increase in traffic on Reno Ave and a decline in existing property values, negatively impacting our quality of life.
- There are more wide open areas away from single family neighbor hoods that apartments can be, and are currently in. (Just Northeast a few blocks)

Our neighborhoods deserves to have its safety and quiet character maintained. I urge you to vote **no** on this proposal.

Thank you for your consideration regarding this critical issue.

Sincerely,

Art and Kathy Chernak

13041 NW 1st St.

Johnson, Thad A

From: jesse crabbe <[redacted]
Sent: Thursday, April 2, 2026 10:24 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: formally object to SPUD-1821 at 13020 Reno Ave.

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821 at 13020 Reno Ave. While I understand the city's need for growth, this 4-story multifamily proposal is technically incompatiblewith the existing single-family character of our neighborhood for the following reasons:

• Height and Privacy: A 4-story structure creates a direct "Loft-to-Lot" line of sight into our backyards. This violates the "step-down" transition logic required by planOKC when placing high-density buildings next to Urban Low residential zones.
• Infrastructure Strain: Our local roads and drainage systems are already struggling. Adding the density of a massive apartment complex without a full Traffic Impact Analysis (TIA) poses a risk to public safety and will worsen existing runoff issues.
• Quality of Life: I urge the Commission to prioritize community-enriching planning—like the greenbelts and community centers seen in Ward 5—rather than approving extreme density that overburdens our infrastructure.
I respectfully request that the Planning Commission recommend DENIAL of SPUD-1821.
Sincerely,
Jesse Crabbe
805 Firefork Avenue
Yukon/Oklahoma City, OK 73099

Supplemental attachment

Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Technical Incompatibility
To: [redacted]
CC: [redacted]
To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to the proposed rezoning for SPUD-1821 at 13020 Reno Ave.
While I recognize the need for city growth, this 4-story multifamily proposal is fundamentally incompatible with the existing single-family character of our neighborhood for the following reasons:
• Violation of "Step-Down" Zoning:The proposed 4-story height fails to provide a compatible transition from high-density to the Urban Low (UL) residential character of our area, as outlined in planOKC. This creates a significant "Loft-to-Lot" privacy intrusion for our homes.
• Infrastructure Deficiencies: Reno Avenue and its surrounding drainage systems cannot support this level of density without significant upgrades. I request that the Commission require a full Traffic Impact

Analysis (TIA) (https://www.okc.gov/Infrastructure-Development/Development-Planning/Subdivision-Zoning)before considering approval.
• Quality of Life Standards: I urge the Commission to prioritize community-enriching planning that mirrors the successful greenbelts and community centers found in other wards, rather than approving extreme density that overburdens existing infrastructure

Yahoo Mail: Search, Organize, Conquer

Johnson, Thad A

From: Madilyn Crouch <[redacted]
Sent: Tuesday, March 24, 2026 6:09 PM
To: PL, Subdivision and Zoning
Subject: RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

March 24, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number SPUD-1821.
I am a resident of the Somers Pointe housing division and own the property directly adjacent to the proposal. My home is located significantly close to the proposed site.
I urge the Commission to deny this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:
• Privacy and Property Impact: The proposed 4-story structure is too high for this setting and will look directly into the yard of my neighbors. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being.
• Safety and Density: High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.
• Infrastructure and Quality of Life: The proposed density will cause a significant increase in traffic on Reno Ave and a decline in existing property values, negatively impacting our quality of life.
Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.
Thank you for your consideration regarding this critical issue.

Sincerely,
Madilyn Crouch
Resident Somers Pointe

Johnson, Thad A

From: Madilyn Crouch <[redacted]
Sent: Thursday, March 26, 2026 2:39 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue).

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the Oklahoma City Planning Commission and Ward 3 Council Office,

Please accept letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.

I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenuefor a high-density, potentially 4-story apartment complex for the following reasons:

- Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
- Infrastructure Failure (Reno & Stebbins): Our area is suffering from severe structural issues, including the recent road cave-in at Reno Ave and Stebbins rd The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.
- School Bus Routes and Student Safety: This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.
- Public Safety and Crime: High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.
- Transient Residency vs. Stability:Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.
- Lack of Parks and Recreation:Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,
Madilyn Crouch

Johnson, Thad A

From: Madilyn Crouch <[redacted]
Sent: Wednesday, April 1, 2026 8:53 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: RE: Formal Objection to SPUD-1821- 13020 Reno Ave,Yukon,OK.73099

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.
Sincerely,
Madilyn Crouch
13332 sw 5th st
Yukon/Oklahoma City, OK,
73099

Sent from my iPhone

Johnson, Thad A

From: Madilyn Crouch <[redacted]
Sent: Thursday, April 2, 2026 1:15 PM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: KID/YOUTH OBJECTION: SPUD-1821 (13020 Reno Ave) – My Neighborhood Safety

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the Oklahoma City Planning Commission:

My name is Madilyn and I live in Somers Pointe Phase IV at SW 5th st.

I am writing to ask you to please DENY SPUD-1821 (the 4-story building at 13020 Reno Ave).
I love living here because I can allow my child to play outside and ride his bike. I am worried that a huge building with so many cars will make our streets too busy and unsafe for us to play. I also don't want a giant building looking down into our yards where we play with our friends and pets.

Please help keep our neighborhood a safe and happy place for kids to grow up.

Sincerely,
Madilyn Crouch

Johnson, Thad A

From: Cathy Dahlquist <[redacted]
Sent: Tuesday, March 24, 2026 11:32 AM
To: PL, Subdivision and Zoning
Subject: Rezoning hearing for SUPD-1821

You don't often get email from [redacted] Learn why this is important

March 24, 2026

City of Oklahoma City Planning Department

420 West Main, Suite 910

Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number **SPUD-1821.**

I am a resident of the Somer's Pointe housing division and own the property directly adjacent to the proposal. My home is located significantly close to the proposed site, with the rear of my property being only 40 feet from the proposed apartment unit.

I urge the Commission to **deny** this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:

- **Privacy and Property Impact:** The proposed 4-story structure is too high for this setting and will look directly into my yard and those of my neighbors. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being.
- **Safety and Density:** High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.
- **Infrastructure and Quality of Life:** The proposed density will cause a significant increase in traffic on Reno Ave and a decline in existing property values, negatively impacting our quality of life.

Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote **no** on this proposal.

Thank you for your consideration regarding this critical issue.

Sincerely,

Catherine Dahlquist

Resident Somers Pointe

Johnson, Thad A

From: Cathy Dahlquist <[redacted]
Sent: Tuesday, March 24, 2026 11:28 PM
To: PL, Subdivision and Zoning
Subject: SPUD1821

You don't often get email from [redacted] Learn why this is important

March 24, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Commission,

Notice of Hearing for Case Number SPUD-1821.
As a resident and property owner of the Somers Pointe housing division, I wanted to make the commission aware of my husband's, my neighbors' and my own strong feelings regarding this proposal. I urgently request the Commission to deny this rezoning request to multi-family residential (apartments) for these reasons.

*Infrastructure
West Yukon infrastructure is not prepared for the traffic, roads, increased student population, water, and utilities these multi-family dwellings would require.
* Existing Quality of Life
As I'm sure you also did, we purchased our homes with the expectation we were also investing in our privacy, peace of mind, and safety. We deserve, as you do, to continue to have those expectations meet. Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.
Thank you for your consideration regarding this critical issue.

Sincerely,
Deborah and Mark Schwartz
Residents, Somers Pointe Sent from AT&T Yahoo Mail for iPhone

Johnson, Thad A

From: Michael Davis <[redacted]
Sent: Sunday, March 29, 2026 7:59 PM
To: PL, Subdivision and Zoning
Subject: SPUD 1821

You don't often get email from [redacted] Learn why this is important

To whom it may concern,

I am writing as a local resident to formally submit my opposition to the SPUD 1821 proposal.

My family and I chose this neighborhood specifically for its residential character. We are concerned that the development of apartments will introduce significant noise pollution and negatively impact the visual aesthetic of the community. My family and fellow neighbors stand united in our opposition to this project.

Thank you for considering these concerns during your review of the proposal.

Best regards,

Michael Davis

Johnson, Thad A

From: Belinda Dye <[redacted]
Sent: Saturday, April 4, 2026 7:03 PM
To: PL, Subdivision and Zoning; Ward3
Subject: Objection to SPUD1821 RE: Formal Objection to SPUD-1821- Residents of Somers Pointe phase IV

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing in opposition to this project moving forward.
Thank you.
Sincerely,
James and Belinda Nichols
409 Partridge Run Rd.
Yukon/Oklahoma City, OK,
73099.
Sent from my iPhone

Johnson, Thad A

From: Molly Frazier <[redacted]
Sent: Tuesday, March 24, 2026 1:21 PM
To: PL, Subdivision and Zoning
Subject: RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

You don't often get email from [redacted] Learn why this is important

March 24, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number SPUD-1821.

I am a resident of the Somers Pointe housing division and own the property directly adjacent to the proposal. My home is located significantly close to the proposed site, with the rear of my property being only 40 feet from the proposed apartment unit.

I urge the Commission to deny this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:

• Privacy and Property Impact: The proposed 4-story structure is too high for this setting and will look directly into my yard and those of my neighbors. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being.

• Safety and Density: High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.

• Infrastructure and Quality of Life: The proposed density will cause a significant increase in traffic on Reno Ave and a decline in existing property values, negatively impacting our quality of life.

Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.

Thank you for your consideration regarding this critical issue.

Sincerely,

Molly Frazier

Resident Somers Pointe

Yahoo Mail: Search, Organize, Conquer

Johnson, Thad A

From: molly frazier <[redacted]
Sent: Wednesday, March 25, 2026 8:25 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; Ward3; City Clerk Email; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue).

You don't often get email from [redacted] Learn why this is important

RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue).

To the Oklahoma City Planning Commission and Ward 3 Council Office,
Please accept this revised and supplemental letter of oppositionregarding Case Number SPUD-1821. This correspondence provides a more comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.
I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenuefor a high-density, potentially 4-story apartment complex for the following reasons:

- Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
- Infrastructure Failure (Reno & Stubbins): Our area is suffering from severe structural issues, including the recent road cave-in at Reno and Stubbins. The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.
- School Bus Routes and Student Safety: This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.
- Public Safety and Crime: High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.
- Transient Residency vs. Stability:Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.
- Lack of Parks and Recreation:Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,

Jeremy & Molly Frazier
Somers Pointe Residence

Johnson, Thad A

From: Tasha Gammon <[redacted]
Sent: Saturday, March 28, 2026 7:50 AM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue).

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the Oklahoma City Planning Commission and Ward 3 Council Office,

Please accept letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures. I have also included photos of the road cave/sink hole mentioned.

I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenue for a high-density, potentially 4-story apartment complex for the following reasons:

- Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.

- Infrastructure Failure (Reno & Stebbins): Our area is suffering from severe structural issues, including the recent road cave-in at Reno Ave and Stebbins rd The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.



- School Bus Routes and Student Safety: This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.

- Public Safety and Crime: High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.

- Transient Residency vs. Stability: Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.

- Lack of Parks and Recreation: Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding. Thank you for your attention and the great things you have done for our community. (We have really enjoyed having the Dollar General around the corner!)

Sincerely,
Paul & Tasha Gammon
(401 Stebbins)

Johnson, Thad A

From: sharon garrison <[redacted]
Sent: Friday, April 3, 2026 9:59 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: SPUD-1821

Some people who received this message don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and City Staff:

I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821 at 13020 Reno Ave. While I understand the city's need for growth, this 4-story multifamily proposal is technically incompatible with the existing single-family character of our neighborhood for the following reasons:

- Height and Privacy: A 4-story structure creates a direct "Loft-to-Lot" line of sight into our backyards. This violates the "step-down" transition logic required by plan OKC when placing high-density buildings next to Urban Low residential zones.
- Infrastructure Strain: Our local roads and drainage systems are already struggling. Adding the density of a massive apartment complex without a full Traffic Impact Analysis (TIA) poses a risk to public safety and will worsen existing runoff issues.
- Quality of Life: I urge the Commission to prioritize community-enriching planning—like the greenbelts and community centers seen in Ward 5—rather than approving extreme density that overburdens our infrastructure.

I respectfully request that the Planning Commission recommend DENIAL of SPUD-1821.

Sincerely,

Sharon Garrison
13313 SW 4th St
Oklahoma City, OK 73099

Johnson, Thad A

From: Cheryl Gillespie <[redacted]
Sent: Tuesday, March 24, 2026 9:16 PM
To: PL, Subdivision and Zoning
Subject: Case# SPUD-1821 13020 West Reno Ave

You don't often get email from [redacted] Learn why this is important

3/24/2026

City of Oklahoma City Planning Department
420 W. Main, Suite 910
Oklahoma City, OK 73102

RE: SPUD-1821- Rezoning to Multi-Family Residential
Somer's Point Neighborhood

Dear Members of the Commission:

I'm a resident of Somer's Point Neighborhood and have lived here 19 years this coming July. I moved here in July 2007, looking to find a quiet, safe
neighborhood located close to town. I'm a single lady and felt very safe living here as one of the first houses built in the neighborhood.

I'm writing this in formal opposition to rezoning property near me to Multi-Family Residence, Case# SPUD-1821, to from what I understand a multi-floor
apartment building complex. We should not have our property values downgraded which will definitely follow suit. High density, rental-dominated
developments often bring more crime compared to the owner-occupied residential home which I've enjoyed the last 19 years. An increase in traffic is
a big concern. We have many children in the area and increased traffic only brings more concerns for them.

I urge you to vote **NO** to this proposed rezoning. Our neighborhood deserves to have it's safety and quiet character maintained to where we can feel safe
in our own homes. Thank you for considering this very important issue and voting **AGAINST** the rezoning.

Sincerely,

Cheryl Gillespie
Somer's Point resident

Johnson, Thad A

From: Justin Gordon <[redacted]
Sent: Monday, March 30, 2026 4:57 PM
To: PL, Subdivision and Zoning; Ward3
Subject: OBJECTION to SPUD-1821 (4-Story Apartments)

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

RE: OBJECTION to SPUD-1821 (4-Story Apartments)
Dear Commissioners,
As a resident living near the proposed SPUD-1821 project, I am writing to formally object to this development. My concerns are based on daily observations of this specific lot and the safety of our community.
1. Environmental and Site Safety Concerns (The "Dirt Hill")
I frequently look over at this empty lot, and there is a significant, unnatural dirt hill on-site that is clearly not a natural land feature. Given the history of land use in Oklahoma City, I am concerned that this site may contain a capped well or hazardous materials that have been covered up. Building a heavy, 4-story apartment complex on top of an unverified "cap" poses a potential safety risk to the soil stability and the health of the surrounding neighborhood. I request a full environmental disclosure and soil stability report before any high-density construction is considered.
2. Traffic and Pedestrian Conflict
My neighbors and my family regularly use this stretch of road for jogging and bike riding. It is a common routine for people to stop at the 1-story Dollar General directly across the street from this lot and 1 story Little Ceasers Right next door Both finished being built around the time Councilwoman Avers was Voted in .
A 4-story apartment building will create a massive increase in traffic exactly where residents are currently on foot or on bikes. The nature of the Dollar General quick trips combined with the high-turnover traffic of a large apartment complex is a recipe for a serious accident.
3. Incompatible Scale
A 4-story building is far too large for this location. It will tower over the existing 1-story retail and residential structures, creating blind spots that make it even more dangerous for those of us trying to travel safely in our own neighborhood.
I respectfully ask the Commission to deny SPUD-1821 until the nature of the "dirt hill" is fully explained and the density is reduced to a level that is safe for our joggers and cyclists.
Sincerely,
Justin Gordon
13217 SW 6 th St
Yukon / OKC 73099
Sent from my iPhone

Johnson, Thad A

From: Natalie Gordon <[redacted]
Sent: Monday, March 30, 2026 5:01 PM
To: PL, Subdivision and Zoning; Ward3
Subject: OBJECTION to SPUD-1821 (4-Story Apartments)

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To: Oklahoma City Planning Commission
RE: OBJECTION to SPUD-1821 (4-Story Apartments)
Dear Commissioners,
I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821. The proposal to build a 4-story apartment complexat this location is inappropriate for our neighborhood for the following reasons:
1. Danger to Pedestrians, Joggers, and Cyclists
This specific stretch of road is a primary route for neighbors and my family who jog and ride bikes. Many of us regularly stop at the 1-story Dollar General located directly across the street from the proposed site. Introducing a high-density, 4-story residential complex will create a dangerous "bottleneck." The massive increase in vehicle turns in and out of the apartment complex—combined with existing retail traffic—drastically increases the risk of a collision with a resident on foot or on a bike.
2. Out of Scale with Neighborhood Character:
A 4-story building is entirely inconsistent with the existing 1-story commercial and residential structures in the immediate vicinity. This height creates significant "canyon" effects and blind spots, making it harder for drivers to see joggers and cyclists during the early morning and evening hours when our community is most active.
3. Infrastructure and Traffic Overload:
Our local streets were not designed to handle the high-volume turnover of a large apartment complex alongside an active retail store. The added congestion will make it nearly impossible for residents to safely enjoy the outdoor exercise and "stop-and-shop" convenience we currently have.
For these reasons, I respectfully urge the Planning Commission to deny SPUD-1821. Our neighborhood's safety and character depend on maintaining development scales that are compatible with active pedestrian use.
Sincerely,
Natalie Gordon
13217 SW 6th St
Yukon / OKC 73099
Sent from my iPhone

Johnson, Thad A

From: Smiley, Dena L
Sent: Wednesday, April 1, 2026 8:47 AM
To: PL, Subdivision and Zoning
Cc: Welch, Sarah; Johnson, Thad A; Olivo Harrison, Elena; Hurst, Paula J
Subject: FW: 100% Objection to SPUD1821
Attachments: SPUD-1309-MDS - Current Zoning W Revised Sections Added Highlight (002).pdf

Dena Smiley
Records Coordinator
City Clerk's Office
(405) 297-2398

The City of OKLAHOMA CITY

From: Jones, Sharon D <[redacted] **On Behalf Of** City Clerk Email
Sent: Wednesday, April 1, 2026 7:47 AM
To: Smiley, Dena L <[redacted]
Subject: FW: 100% Objection to SPUD1821

From: Justin Gordon <[redacted]
Sent: Tuesday, March 31, 2026 8:07 PM
To: [redacted]
Cc: PL, Subdivision and Zoning <[redacted] Ward3 <[redacted] Planning Admin <[redacted] City Clerk Email <[redacted] [redacted] The Mayor <[redacted]
Subject: 100% Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

To:
[redacted]
CC: [redacted]
Subject: 100% Objection to SPUD1821

RE: Formal Objection to SPUD-1821- Residents of Somers Pointe phase IV
Residents:

Based on the specific location of SPUD-1821 (the corner near Reno and Stebbins Rd, across from the 1-story Dollar General), here are ten technical and environmental reasons why this 4-story high-density development is a poor fit for the neighborhood:

1 Urban Heat Island Effect:Replacing the current soil and that 45-foot tree with a massive 4-story building and a large asphalt parking lot will trap heat. In Oklahoma summers, this can raise the immediate ground temperature by 10–15 degrees, driving up AC costs for neighbors like the Brookses and the Hardestys.

2 The "Sound Vortex" / Canyon Effect: A 4-story vertical wall creates an acoustic "canyon." Sound from sirens on Reno or late-night traffic at the Dollar General will bounce off the building and amplify toward the quiet cul-de-sacs of Goya Circle and Durkee Rd, making it impossible for night-shift workers like Jason to sleep during the day.

3 Soil Instability & Sinkhole Risk: As an engineer like Jason noted, the area has already suffered a 13-foot sinkhole. Adding the massive structural weight of a 4-story complex onto soil that is already prone to "landslides" is a recipe for catastrophic foundation failure for both the project and the surrounding homes.

4 Stormwater Runoff & Flooding:Large buildings and parking lots create "impervious surfaces." Rainwater that currently soaks into the lot will instead flood toward the lower-lying homes on Goya Circle, potentially overwhelming the already fragile drainage system that failed last year.

5 Light Pollution: Commercial-grade security lighting for a 4-story complex will bleed directly into the bedroom windows of the surrounding 1-story homes, destroying the "dark sky" peace that residents have enjoyed for 14+ years.

6 Loss of Mature Canopy (The 45' Tree): Removing a mature tree of that size eliminates a natural "air scrubber" and a massive amount of natural shade. A new building cannot replace the cooling and air-filtering capacity of a decades-old tree.

7 Infrastructure "Bottleneck": The street was designed for a 1-story retail flow. Forcing 130+ apartments' worth of residents to turn in and out of that small space creates a permanent traffic jam, specifically delaying school buses during their 8:03 AM and 8:13 AMroutes.

8 Vibration Damage during Construction: For the estimated 21 months of construction, heavy pile-driving and machinery will send vibrations through the ground. In an area already prone to sinkholes, this can cause foundation cracks in the older, established homes nearby.

9 Wind Tunneling: A 4-story building can create "downwash" winds. During Oklahoma's high-wind days, the building will catch the wind and force it down at high speeds toward the street level, making it dangerous for the kids riding bikes or Lee and Danny trying to work on their fences.

10 Shadow Flicker & Solar Blocking: For a good portion of the day, a 4-story building will cast a massive shadow over the neighboring yards. This kills off residents' gardens, prevents natural lawn growth, and keeps homes in a "permanent chill" during the winter, further increasing heating bills.

Sincerely a highly concerned citizen and resident in said neighborhood,
Natalie Gordon
Sent from my iPhone

On Mar 31, 2026, at 4:49 PM, [redacted] wrote:

Good Afternoon Neighbors,

Thank you for submitting a letter regarding our rezoning application for the property at 13020 West Reno Avenue. We appreciate you taking the time to share your thoughts and concerns about how the proposed development could affect the neighborhood.

For context, the current zoning (Attached with the items highlighted in green showing the modifications we are seeking) on the site allows for a three-story building with a 40-foot setback from the adjacent residential property lines. In this new rezoning application we recently submitted, we are proposing shifting the buildings a four-story building while increasing the setback to 60 feet from your neighboring residential properties. This deeper buffer is intended to provide more separation, reduce visual impact, and improve compatibility with the existing homes nearby.

We understand that the shift to four stories may have raised new questions, and we want to make sure you have a full picture of the updated proposal—including why we believe the greater setback offers meaningful improvements in privacy, light/air, noise reduction, and overall neighborhood fit. We want to note that we are NOT increasing the density of units, and our primary goal is trying to create a greater buffer between the residential development by allowing us to place the buildings much closer to the industrial and commercial developments to the East, and to create a more functional development for this new community.

To discuss the revised plans in more detail and answer any questions you may have, I would like to invite you to a short Zoom meeting. This will be an informal opportunity to review the site plans side-by-side (current zoning vs. proposed rezoning) and talk through the changes.
We have the following dates/times available (please reply with your preference or suggest alternatives that work better for you):

- Monday, April 6th at 6:00 PM CDT
- Tuesday, April 7th at 6:00 PM CDT
- Wednesday, April 8th at 6:00 PM CDT

The meeting should take no more than 30–45 minutes. If you prefer a phone call, in-person option, or have scheduling constraints, just let me know—we're flexible.
Please reply to this email by Thursday so we can schedule a convenient time for those who are interested.

Thank you again for your engagement on this matter. We look forward to the chance to speak with you directly.

Best regards,

Michael D. Tibbetts
Vice-President, Express Group, Inc.



www.expressgroupofcompanies.com/

11837 Kingsville Dr. Frisco, Texas 75035

APPROVED
7-6-2021
BY THE CITY COUNCIL
CITY CLERK

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1309

MASTER DESIGN STATEMENT

March 25, 2021
May 6, 2021
May 13, 2021

PREPARED BY:

Williams, Box, Forshee & Bullard, P.C.
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080
405-236-5814 fax
[redacted]

SPUD-1309 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development. 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling. This SPUD shall be developed in accordance with the regulations of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. All uses permitted with the R-4 General Residential District shall be permitted within this SPUD.

2. Maximum Building Height:

The maximum building height within this SPUD shall be three (3) stories.

Maximum Building Height: The maximum building height within this SPUD shall be

three (3) stories, except where the base zoning allows for more height.

3.

4. Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

4. Building Setback Lines:

The building setback lines within this SPUD shall be a minimum of 40-feet from any Property Line. (This proposal exceeds the requirements of the current R-4 zoning setbacks)

Building Setback Lines from SPUD boundary:

North: Minimum of 25 feet

South: Minimum of 40 feet

East: Minimum of 5 feet

West: Minimum of 40 feet

5. Sight-proof Screening:

Sight-proof screening shall be required to meet the regulations of the base zoning district. In addition, trees shall be required to be planted along the Western and Southern boundary of the PUD on 25-foot centers.

6. Landscaping:

The landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

7. Signs:

7.1 Freestanding signs will be in accordance with the base zoning district regulations.

7.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

7.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this SPUD.

7.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this SPUD.

8. Access:

Access to the site shall be taken from W. Reno Ave.

9. Parking Regulations:

The parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020.

There shall be a minimum of 175 parking stalls provided within this SPUD.

10. Sidewalk Regulations:

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

30% percent open space shall be provided in this SPUD.

A minimum of 27% open space shall be provided in this SPUD.

3. Street Improvements:

N/A.

4. Other:

4.1 Lighting: Lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

4.2 Drainage:

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

4.3 Dumpsters:

Dumpsters shall be consolidated, where practical, and screened from view. Said location shall be located along the eastern property line of the SPUD at the location depicted on the site plan or north thereof.

4.4 Density:

There shall be a maximum of 129 units allowed in this SPUD.

III. Supporting Documents:

Exhibit A: Legal Description
Exhibit B: Site Plans – Conceptual

LEGAL DESCRIPTION
Exhibit A

Native Warehousing, LLC

±4.5754 Acre Vacant Tract

February 12, 2021

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of that parcel described in the Warranty Deed recorded in Book 3859, Page 956 (hereinafter 'Parent Tract'), said tract being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4;

THENCE North 89°57'57" West, along and with the North line of said NE/4, a distance of 349.68 feet to the Northeast corner of said Parent Tract, said corner being the POINT OF BEGINNING;

THENCE South 00°00'03" East, along and with the East line of said Parent Tract, a distance of 228.56 feet;

THENCE North 89°57'57" West, departing said East line, a distance of 20.00 feet;

THENCE South 00°00'03" East, a distance of 151.19 feet to a point on the South line of said Parent Tract;

THENCE, along and with the South, West, and North lines of said Parent Tract, the following five (5) calls:

1. THENCE North 90°00'00" West, a distance of 270.00 feet;

2. THENCE South 00°05'19" West, a distance of 64.91 feet;

3. THENCE North 90°00'00" West, a distance of 207.11 feet;

4. THENCE North 00°00'00" West, a distance of 444.95 feet to a point on the North line of said Northeast Quarter (NE/4);

5. THENCE South 89°57'57" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 497.20 feet to the POINT OF BEGINNING.

Containing 199,306 square feet or 4.5754 acres, more or less.

Basis of Bearing: the North line of the NE/4 of Section 6, Township 11 North, Range 5 West having an assumed bearing of South 89°57'57" East

Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates, Inc.
Certificate of Authorization No. 1484 (Expires 6-30-21)
S:\4207\legals\4207 - Lot Split – Vacant Tract

SPUD-1309

Published in The Journal Record July 7, 2021

ORDINANCE NO. 26,798

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED 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 SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of that parcel described in the Warranty Deed recorded in Book 3859, Page 956 (hereinafter 'Parent Tract'), said tract being more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; THENCE North 89°57'57" West, along and with the North line of said NE/4, a distance of 349.68 feet to the Northeast corner of said Parent Tract, said corner being the POINT OF BEGINNING; THENCE South 00°00'03" East, along and with the East line of said Parent Tract, a distance of 228.56 feet; THENCE North 89°57'57" West, departing said East line, a distance of 20.00 feet; THENCE South 00°00'03" East, a distance of 151.19 feet to a point on the South line of said Parent Tract; THENCE, along and with the South, West, and North lines of said Parent Tract, the following five (5) calls:

1. THENCE North 90°00'00" West, a distance of 270.00 feet;
2. THENCE South 00°05'19" West, a distance of 64.91 feet;
3. THENCE North 90°00'00" West, a distance of 207.11 feet;
4. THENCE North 00°00'00" West, a distance of 444.95 feet to a point on the North line of said Northeast Quarter (NE/4);
5. THENCE South 89°57'57" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 497.20 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 8th day of June, 2021.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 6th day of July, 2021.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 6th day of July, 2021.

ATTEST:

CITY CLERK

VICE- MAYOR

REVIEWED for form and legality.

ASSISTANT MUNICIPAL COUNSELOR

Johnson, Thad A

From: Ginger Halsrud <[redacted]
Sent: Sunday, March 29, 2026 10:06 AM
To: PL, Subdivision and Zoning
Subject: SPUD-1821 Opposition

You don't often get email from [redacted] Learn why this is important

I am writing in opposition to the proposed zoning change request made by Express Development, Inc at the following location.

13020 W. Reno

Changing this to a multi-family property would increase traffic and crime in an area composed of almost exclusively single family homes with low to no crime. This area already experiences increased traffic at peak times due to development to the south and also during church service times at the nearby Together We Church. As a resident of Settlers Ridge which is directly across from the property we already experience low water pressure being one of the neighborhoods that is farther away from the water booster pump. The current infrasttructure is not currently set up to receive a large number of units on this property. The water pressure would suffer and the road is already in poor condition. Construction equipment would further deteriorate this road.

There are plenty of locations in this area that would be ideal for multi-family that are on the main throughfares. This location being surrounded by single family homes is why so many families have moved into these neighborhoods. Please keep our true suburban areas as such.

Thank you for your consideration!

--

Thank you!
Ginger Halsrud
Coldwell Banker Select
Active License #159177
Cell: (405) 585-7557
[redacted]



Johnson, Thad A

From: Tenico Hamilton <[redacted]
Sent: Tuesday, March 24, 2026 6:31 PM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

You don't often get email from [redacted] Learn why this is important

March 24, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number SPUD-1821.
I am a resident of the Somers Pointe housing division. My home is located significantly close to the proposed site, of the apartment unit.

I have been in the property management industry for fourteen years and apartments caused lots of traffic and unwanted activities.

I urge the Commission to deny this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:

• Privacy and Property Impact: The proposed 4-story structure is too high for this setting and will look directly into my yard and those of my neighbors. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being.

• Safety and Density: High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.

• Infrastructure and Quality of Life: The proposed density will cause a significant increase in traffic on Reno Ave and a decline in existing property values, negatively impacting our quality of life.
Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.

Thank you for your consideration regarding this critical issue.

Sincerely,

Resident Somers Pointe

Johnson, Thad A

From: Hardesty <[redacted]
Sent: Tuesday, March 31, 2026 4:42 PM
To: PL, Subdivision and Zoning
Cc: The Mayor; Ward3; Planning Admin; City Clerk Email; [redacted]
Subject: HEARTBROKEN OBJECTION: SPUD-1821 – 14-Year Residents in Somers Point.

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mayor Holt, Councilwoman Avers, and City Council Members,

We are Zac and Kailee Hardesty, and we have lived in this neighborhood for 14 years. I am writing to you today feeling completely distraught and exhausted. Our son was born and raised here, and we always hoped for better than what is being proposed with SPUD-1821.

This neighborhood is our life. We spend our evenings playing sports in the front yard and watching our kids ride their bikes up and down the street. We are a community where neighbors actually stand outside together and watch all the children play safely in the street.

Our specific concerns regarding this 4-story proposal include:

- Safety of Our Children: Our 13-year-old son and a girl in his class frequently walk to the Dollar General. They even have a shortcut through a backyard in our cul-de-sac that leads straight there. He thinks I don't know that ,we're always telling the kids ,stay out of that lot.Introducing a high-density, 4-story apartment complex—and the transient traffic and potential crime that comes with it—turns their safe walk into a "danger zone."
- School Bus Chaos: Our morning routine is already tight. The first bus arrives at 8:03 AM, and the elementary bus follows just 10 minutes later. The traffic on this thoroughfare is already so heavy that buses are frequently delayed. Adding the volume of a so many people into this large complex into such a small space will lead to total gridlock, making it impossible for our children to get to school safely and on time.
- Inappropriate Scale: We originally thought this development was going behind the neighborhood toward Reno, where there is space. To put a 4-story building in this tiny area is unthinkable. It will tower over our homes, destroy our privacy, and ruin the "front yard" culture that has defined our family's life for 14 years.

Mayor Holt and Councilwoman Avers, exactly one year ago, we voted for leadership that we hoped would protect families like ours. We didn't vote for a 4-story complex to be crammed into a space that can't even handle a sinkhole, let alone hundreds of new cars.

We are exhausted from fighting just to keep the neighborhood we love. We respectfully ask you to deny SPUD-1821 and protect the children of this cul-de-sac.

Sincerely,
Kailee Hardesty
401 Partridge Run Rd
Yukon / Oklahoma City, OK, 73099

Johnson, Thad A

From: Jake Hardin <[redacted]
Sent: Thursday, April 2, 2026 5:29 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Incompatibility with Somers Pointe Phase IV

You don't often get email from [redacted] Learn why this is important

I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821 at 13020 Reno Ave.
While I understand the city's need for growth, this 4-story multifamily proposal is technically incompatiblewith the existing single-family character of our neighborhood for the following reasons:

• Height and Privacy: A 4-story structure creates a direct "Loft-to-Lot" line of sight into our backyards. This violates the "step-down" transition logic required by planOKC when placing high-density buildings next to Urban Low residential zones.
• Infrastructure Strain: Our local roads and drainage systems are already struggling. Adding the density of a massive apartment complex without a full Traffic Impact Analysis (TIA) poses a risk to public safety and will worsen existing runoff issues.
• Quality of Life: I urge the Commission to prioritize community-enriching planning—like the greenbelts and community centers seen in Ward 5—rather than approving extreme density that overburdens our infrastructure.
I respectfully request that the Planning Commission recommend DENIAL of SPUD-1821.

Sincerely,
Jacob Hardin
436 Scully Rd
Yukon/Oklahoma City, OK 73099

Johnson, Thad A

From: Paige Stevens <[redacted]
Sent: Sunday, March 29, 2026 6:08 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

You don't often get email from [redacted] Learn why this is important

March 29, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number SPUD-1821.

I am a resident of the Somers Pointe housing division and own the property directly adjacent to the proposal. My home is located directly west to the proposed site, with the rear of my property being only 40 feet from the proposed apartment unit.
I urge the Commission to deny this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:

• Privacy and Property Impact: The proposed 4-story structure is too high for this setting and will look directly into my house and those of my neighbors. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being.
• Safety and Density: High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.
• Infrastructure and Quality of Life: The proposed density will cause a significant increase in traffic on Reno Ave and a decline in existing property values, negatively impacting our quality of life.

Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.

Thank you for your consideration regarding this critical issue.

Sincerely,
Aaron Hauk
212 Stebbins Dr.

Yukon, OK 73099
Resident of Somers Pointe

Johnson, Thad A

From: Paige Stevens <[redacted]
Sent: Sunday, March 29, 2026 6:12 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

You don't often get email from [redacted] Learn why this is important

March 29, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Members of the Commission,

I am writing this correspondence in formal opposition to the Notice of Hearing for Case Number SPUD-1821.

I am a resident of the Somers Pointe housing division and own the property directly adjacent to the proposal. My home is located directly west to the proposed site, with the rear of my property being only 40 feet from the proposed apartment unit.
I urge the Commission to deny this rezoning request to multi-family residential (apartments) based on the following incompatibilities with our existing neighborhood fabric:

• Privacy and Property Impact: The proposed 4-story structure is too high for this setting and will look directly into my house and those of my neighbors. This causes a drastic, permanent loss of privacy and removes our sense of security and well-being.
• Safety and Density: High-density, rental-dominated developments often introduce greater challenges with traffic and crime compared to the existing owner-occupied residential areas. This brings a significant change to our community character.
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Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.

Thank you for your consideration regarding this critical issue.

Sincerely,
Paige Hauk
212 Stebbins Dr.

Yukon, OK 73099
Resident of Somers Pointe

Johnson, Thad A

From: Marlena Higgins <[redacted]
Sent: Sunday, March 29, 2026 6:49 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue).

Some people who received this message don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,

Please accept letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.

I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenue for a high-density, potentially 4-story apartment complex for the following reasons:

- **Direct Impact on Adjoining Neighbors:** This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
- **Infrastructure Failure (Reno & Stebbins):** Our area is suffering from severe structural issues, including the recent road cave-in at Reno Ave and Stebbins rd The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.
- **School Bus Routes and Student Safety:** This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.
- **Public Safety and Crime:** High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.
- **Transient Residency vs. Stability:** Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.
- **Lack of Parks and Recreation:** Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,
Marlena Higgins

Johnson, Thad A

From: Marlena Higgins <[redacted]
Sent: Wednesday, April 1, 2026 9:55 AM
To: Amanda Amin; [redacted] Ward3; PL, Subdivision and Zoning
Subject: Re: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

Some people who received this message don't often get email from [redacted] Learn why this is important

An apartment complex opened recently about 5 miles from my house. Those apartments have an entrance/exit that is on NW 10th Street. That is a 4-lane street, and that area is still heavily congested, especially during peak hours. The road near us is two lanes. It cannot support an extra 175 vehicles or more.

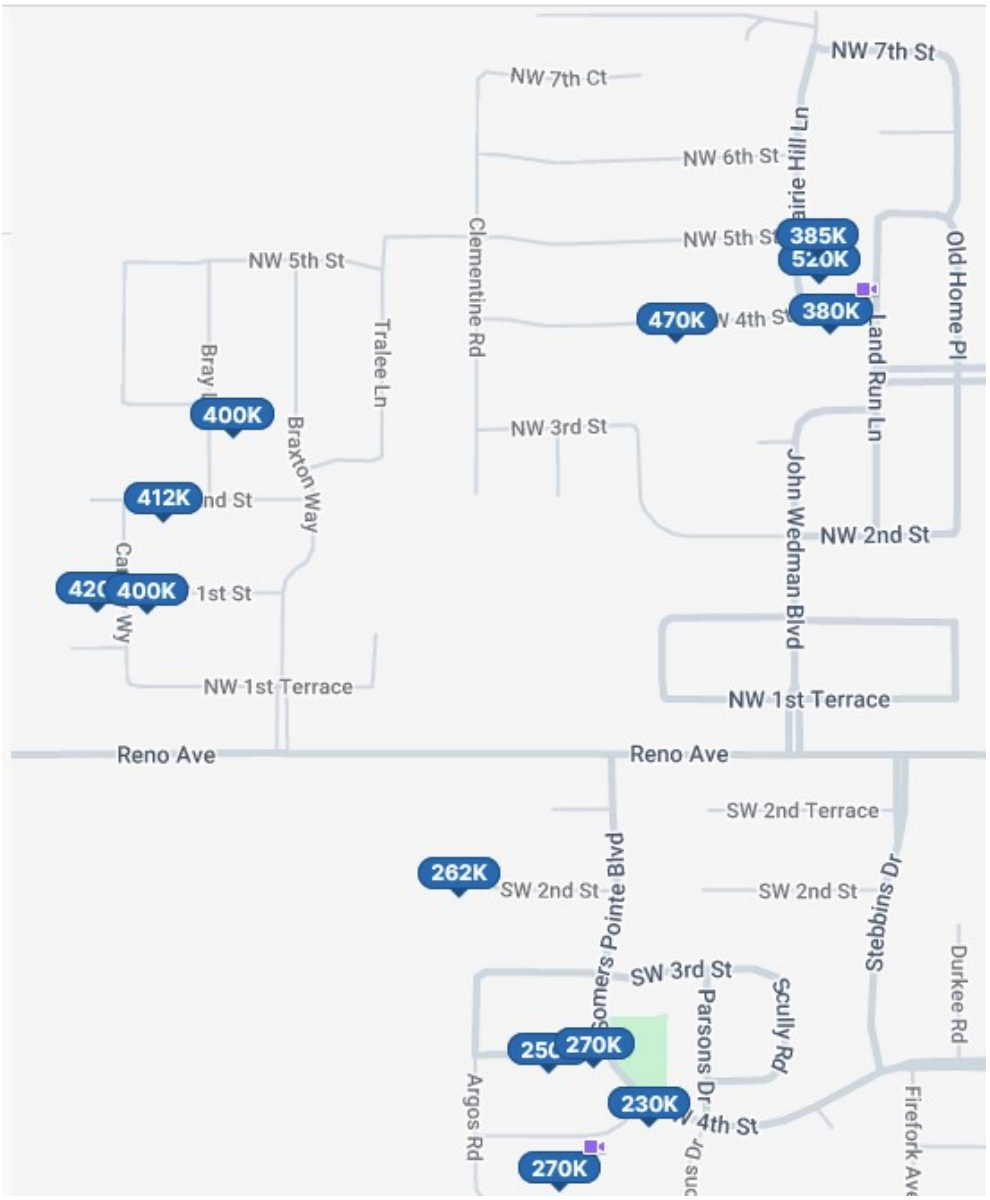
I still oppose the revisions/modifications that you suggested.

Marlena Higgins

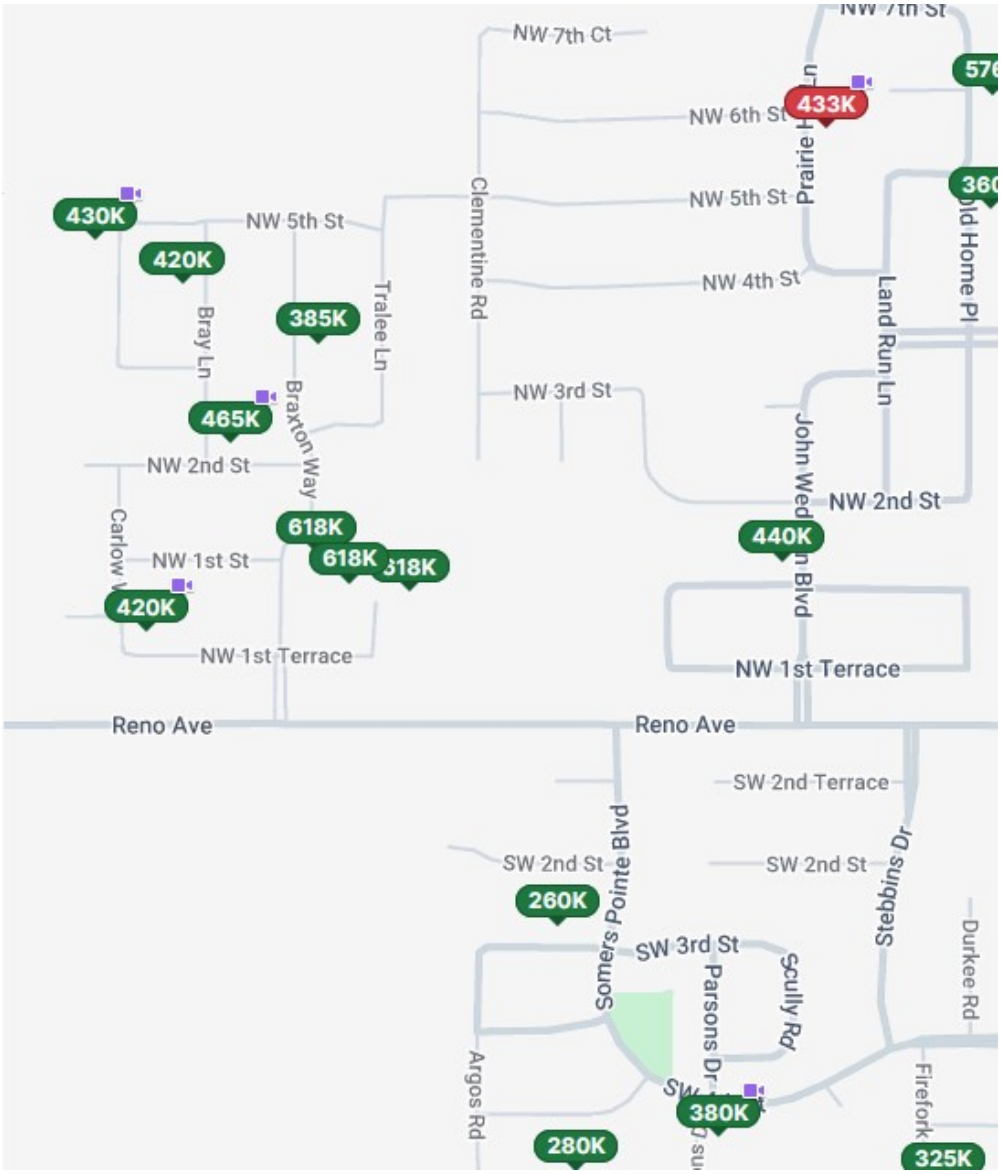
From: Amanda Amin <[redacted]
Sent: Wednesday, April 1, 2026 9:28 AM
To: [redacted]
Subject: Re: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

I appreciate the response, but my opposition isn't just with the height and setback, it is with the project entirely. It is my understanding this project will be low-income housing. You are proposing low-income housing right in the middle of homes that are selling for near, and some over, half a million dollars. A home sold in February for $520,000 and there homes currently listed for $618,000. The goal for ALL homeowners is for property value to go up, not down.

Homes recently sold:



Homes currently listed:



I notice you are in Texas. Have you driven the area? Drive down Cemetery between 5:00-6:00 on Wednesday evening when the churches up the street are having service. I invite you to take a peruse west on Reno. The road is in desperate need of repair and/or replacement. All of these roads are two lane roads, which are already entirely way too congested. Your proposal has two (I believe) entrances/exits. That would mean, from the intersection of Reno and Cemetery to the first neighborhood entrance of Somers Park, .2 miles, there would be 6 different ins and outs to different properties. There is already enough congestion in the area, it can't support another 175 vehicles worth of traffic.

From the plans I have seen, I don't see a park for kids to play, or an area to walk pets. Where are your residents going to play? Or walk their dogs? In the surrounding neighborhoods? No thank you.

For these reasons, along with the reasons listed in my March 24 correspondence, my opposition stands.

Amanda

From: [redacted] <[redacted]
Sent: Tuesday, March 31, 2026 4:48 PM

To: [redacted]

Subject: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

Good Afternoon Neighbors,

Thank you for submitting a letter regarding our rezoning application for the property at 13020 West Reno Avenue. We appreciate you taking the time to share your thoughts and concerns about how the proposed development could affect the neighborhood.

For context, the current zoning (Attached with the items highlighted in green showing the modifications we are seeking) on the site allows for a three-story building with a 40-foot setback from the adjacent residential property lines. In this new rezoning application we recently submitted, we are proposing shifting the buildings a four-story building while increasing the setback to 60 feet from your neighboring residential properties. This deeper buffer is intended to provide more separation, reduce visual impact, and improve compatibility with the existing homes nearby.

We understand that the shift to four stories may have raised new questions, and we want to make sure you have a full picture of the updated proposal—including why we believe the greater setback offers meaningful improvements in privacy, light/air, noise reduction, and overall neighborhood fit. We want to note that we are NOT increasing the density of units, and our primary goal is trying to create a greater buffer between the residential development by allowing us to place the buildings much closer to the industrial and commercial developments to the East, and to create a more functional development for this new community.

To discuss the revised plans in more detail and answer any questions you may have, I would like to invite you to a short Zoom meeting. This will be an informal opportunity to review the site plans side-by-side (current zoning vs. proposed rezoning) and talk through the changes.
We have the following dates/times available (please reply with your preference or suggest alternatives that work better for you):

- Monday, April 6th at 6:00 PM CDT
- Tuesday, April 7th at 6:00 PM CDT
- Wednesday, April 8th at 6:00 PM CDT

The meeting should take no more than 30–45 minutes. If you prefer a phone call, in-person option, or have scheduling constraints, just let me know—we're flexible.
Please reply to this email by Thursday so we can schedule a convenient time for those who are interested.

Thank you again for your engagement on this matter. We look forward to the chance to speak with you directly.

Best regards,

Express GRO
Of Comm

Michael D. Tibbetts
Vice-President, Express Group, Inc.

www.expressgroupofcompanies.com/

11837 Kingsville Dr. Frisco, Texas 75035

Johnson, Thad A

From: Darryl Hilterbran <[redacted]
Sent: Thursday, March 26, 2026 2:45 PM
To: PL, Subdivision and Zoning
Subject: SPUD #1821

You don't often get email from [redacted] Learn why this is important

To whom it may concern,
MY wife and I just moved into the Settlers Ridge in December 2025 and its been very quite not a lot of traffic. Now if you build this apartment complex it will get very busy and the traffic will be terrible. It will make us want to sale our property, and I'm a 100% disabled vet with stage 4 prostate cancer and I need peace and quite and not a lot of traffic on cemetery road.

Thank You,
Darryl Hilterbran

Please dont build what your proposing.

Sent from AT&T Yahoo Mail on Android

Johnson, Thad A

From: TE Jefferson <[redacted]
Sent: Thursday, March 26, 2026 9:54 PM
To: PL, Subdivision and Zoning
Subject: W Reno and Cemetery

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please don’t build apartments there. Nobody ever builds impressive artistic looking apartment buildings. There is no view. There are better places to build. I heard there is going to be a Buckees and they will need housing out there or they are working on developing the area off of 10th and Czech Hall.

Tiffany

Johnson, Thad A

From: Linda Jew <[redacted]
Sent: Thursday, March 26, 2026 1:54 PM
To: PL, Subdivision and Zoning
Subject: Rezoning Application (Case No. SPUD-1821)

You don't often get email from [redacted] Learn why this is important

Strong Opposition to Rezoning Application (Case No. SPUD-1821)

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning application for the property located at **13020 West Reno Avenue** (Case No. SPUD-1821).

The request by Express Development to permit multi-family residential development (apartments) represents a fundamental and inappropriate shift in land use that is incompatible with the established character of the surrounding area. The current zoning reflects a reasonable expectation of lower-density development, and approving this change would disregard the interests and investments of nearby property owners.

The proposed development would introduce a substantial increase in traffic volume onto West Reno Avenue and adjacent streets that are already strained. This is not a theoretical concern—it is a predictable outcome that will negatively affect safety, increase congestion, and degrade the daily quality of life for residents. The burden of this impact will fall directly on the surrounding neighborhoods, which was not designed to accommodate high-density housing.

Furthermore, there has been insufficient demonstration that the area's infrastructure can support this level of density. Water, sewer, drainage, and emergency response systems will all be placed under additional strain. Approving this rezoning without clear, enforceable commitments to infrastructure improvements would be irresponsible and premature.

Equally concerning is the precedent this decision would set. Granting this rezoning opens the door to further encroachment of incompatible uses, gradually eroding the stability and character of the surrounding neighborhoods. Residents should not be subjected to incremental zoning changes that cumulatively undermine the area they chose to call home.

It is also important to emphasize that nearby property owners did not anticipate or plan for this type of development when they made their investments. This proposal directly threatens property values, neighborhood cohesion, and long-term livability.

For all of these reasons, I strongly urge the Planning Commission to reject this application. The costs to the surrounding community are clear, significant, and unacceptable.

Thank you for your time and consideration.

Sincerely,

Linda Jew
13304 NW 7th Court

Yukon, OK 73099

Johnson, Thad A

From: Molly Jones <[redacted]
Sent: Wednesday, April 1, 2026 10:00 PM
To: PL, Subdivision and Zoning
Cc: Ward3; The Mayor
Subject: Opposition to SPUD-1821

You don't often get email from [redacted] Learn why this is important

To Whom It May Concern,

I am a resident of the Settlers Ridge neighborhood and would like to express my opposition to SPUD-1821 located near Reno Ave. and Cemetery Rd. Our neighborhood is well-aware that this is a low-income housing project by a company based out of Frisco, TX that received tax credits from the Oklahoma Housing Finance Agency last year (https://www.ohfa.org/2025/05/may2025-taxcredits/). I realize the Planning Commission receives many protests to these types of projects that are likely dismissed as being a "NIMBY" attitude; however, I implore you to read my concerns and really consider the reasons for my opposition.

The biggest issue I see with this project is the location itself- why is the City even considering a low-income housing project in what is still a very rural area of Oklahoma City? Less than half a mile west or south, you'll find rural housing with multi-acre lots, farms, and low-density single-family neighborhoods.

Research shows that one of the most important factors should be proximity to essential services- employment, amenities, and transit. Lower income residents may not always own a vehicle or have reliable transportation to get to work or school. Our area of the city is not serviced by the EMBARK system. Therefore, if one does not have reliable transportation they will need to walk to essential services. The only businesses that are in walking distance of the proposed location that would possibly satisfy basic needs are Dollar General, Casey's gas station, and Little Caesar's Pizza. The closest grocery store is the Crest on Czech Hall Rd., which is a 2-mile walk. The Target on Garth Brooks Blvd. is 1.5 miles from the location. If a resident had a medical emergency, Integris Canadian Valley is almost 2 miles away. Children living in this complex would attend Mustang Trails Elementary School, which is 2.5 miles away. Additionally, while there are several businesses in the area, there are no large-scale employers bringing new jobs that would justify a need for additional housing units. Most people who live in this area commute about 25 minutes to the city for work.

Additionally, our infrastructure and public safety are already stressed to the maximum. While improvements have been made with regards to roads, traffic remains a nightmare. Because this is still a relatively rural area, many of the main roads leading to the neighborhoods in the area are only two lanes and in need of repair/resurfacing. With regards to public safety, our police department is severely understaffed and has faced challenges in recent years in recruiting quality officers that are willing to serve the city. The closest fire station to our area that has a ladder truck—essential equipment in house fires involving multi-story structures and high-pitched roofs that are common in our neighborhood—is at Station 31 located at 618 N. Rockwell Avenue, which is a 15-minute drive assuming good traffic. The next closest ladder truck is at Station 34 located at 8617 N. Council Road, about 18 minutes assuming no traffic. My understanding is that the proposed building will be 3 stories high. Given the small size of the lot and proximity to homes in the Somers Pointe neighborhood—and even some of the homes on the south side of Settlers Ridge—a fire in a building of that size will spread quickly to other structures on a windy day in the time it would take for a ladder truck to arrive.

When we built our home in this area back in 2016, we never imagined that a low-income housing project would be built half a mile away. A prominent study by Stanford University in 2017 found that while most home values are not negatively impacted by low-income housing, neighborhoods where the median income is above $54,000 experienced a decline in home value of about 2.5%, especially in homes within 0.1 miles. (https://web.stanford.edu/~diamondr/LIHTC_spillovers.pdf). Using the Bureau of Labor Statistics data to adjust for inflation, $54,000 in 2017 is the equivalent of $71,580 today. According to the U.S. Census Bureau's 2024 American Community Survey of 5-Year Estimates, the median household income for the 73099 zip code was $88,030 (https://data.census.gov/profile/73099?g=860XX00US73099#populations-and-people). While I understand that there is a need in the city for affordable housing, I do not believe there is a need in this area and there are other parts of the city that would be better served by this type of project.

Thank you for allowing me this opportunity to express my concerns.

Sincerely,

Molly Jones
713 Clementine Rd.
Yukon, OK

Johnson, Thad A

From: Jane Josey <[redacted]
Sent: Sunday, March 29, 2026 2:36 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue).

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,
Please accept this letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.
I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenuefor a high-density, potentially 4-story apartment complex for the following reasons:

- Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to possible trash dumpsters, constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
- Infrastructure Failure (Reno & Stebbins): Our area is suffering from severe structural issues, including the recent road cave-in at Reno Ave and Stebbins rd The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.
- School Bus Routes and Student Safety: This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.
- Public Safety and Crime: High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Fire Hubs results in long response times that cannot safely support a large influx of residents.
- Transient Residency vs. Stability:Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.
- Lack of Parks and Recreation:Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,

Jane Josey-19 year resident

Johnson, Thad A

From: Jane Josey <[redacted]
Sent: Thursday, April 2, 2026 8:23 AM
To: PL, Subdivision and Zoning
Cc: The Mayor; Ward3; Planning Admin; City Clerk Email; [redacted]
Subject: 100% Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

I am writing in opposition to project SPUD-1821.
Thank you,
Jane Josey
224 Stebbins Dr.
Yukon/Oklahoma City, OK,
73099.

Johnson, Thad A

From: [redacted]
Sent: Saturday, March 28, 2026 5:54 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION - Case Number SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,
Please accept letter of OPPOSITION regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.
I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenue for a high-density, potentially 4-story apartment complex for the following reasons:

- Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
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- Lack of Parks and Recreation: Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend DENIAL or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,

R Curtis Kantenberger
305 Durkee Rd
Yukon, OK 73099

Somers Pointe Phase IV
Lot 8, Block 10

Johnson, Thad A

From: Royce Kunjappy <[redacted]
Sent: Thursday, March 26, 2026 6:23 AM
To: PL, Subdivision and Zoning
Subject: SPUD #1821

You don't often get email from [redacted] Learn why this is important

March 26, 2026

SPUD #1821 – Proposed Rezoning, South Side of Reno Avenue

Good Morning,

My wife and I are long-tenured residents of the Settlers Ridge neighborhood in West Oklahoma City/Yukon. We are writing to formally oppose the rezoning request identified as SPUD #1821 and respectfully urge the Planning Department to deny this application.

Our concerns are as follows:

1. Severe Traffic and Infrastructure Burden
The primary roads serving this area — Cemetery Road, Reno Avenue, and NW 10th Street — are already operating at or beyond their functional capacity due to the significant growth this corridor has experienced in recent years. New restaurants, retail, shopping centers, and churches have all compounded traffic in this area. I have previously submitted requests to the City to widen these roads and to install pedestrian walkways; both requests were denied. Adding a four-story building with 175 parking spaces and its associated vehicle traffic to this intersection is not feasible given existing road infrastructure. The roads simply cannot absorb it.

2. Public Safety
Settlers Ridge and the surrounding areas are home to hundreds of single-family residences, retirement communities, and places of worship. Introducing high-density residential traffic at the entrance to our neighborhood creates genuine safety risks for pedestrians, elderly residents, and families — particularly in the absence of sidewalks and crosswalks that the City has already declined to fund.

3. Absence of Educational Infrastructure
There are no schools in close proximity to this proposed site. Families with school-age children residing in a 75-unit apartment complex would face significant transportation burdens, and no infrastructure currently exists to safely accommodate that need.

4. Negative Impact on Property Values and Tax Revenue
The introduction of a four-story affordable housing complex directly adjacent to a several single-family neighborhood entrances will negatively affect the assessed values of surrounding homes. This is not merely a concern for individual homeowners — it represents a reduction in the property tax base the county relies upon. The fiscal impact of this project on surrounding parcels should be formally evaluated before any approval is granted.

For all of the reasons stated above, we respectfully request that the City of Oklahoma City deny SPUD #1821. This location is not suitable for the proposed development and approving it would impose real costs — on infrastructure, safety, and property values — on an established community that was built and has grown in good faith.

We are available to discuss our concerns further and welcome the opportunity to participate in any public hearing on this matter.

Respectfully submitted,

Royce Kunjappy & Neeta Joji
13309 NW 7th CT
Yukon, OK 73099
405-902-3721

Johnson, Thad A

From: Elizabeth Lathrop <[redacted]
Sent: Thursday, March 26, 2026 10:17 AM
To: PL, Subdivision and Zoning
Subject: SPUD #1821 - Please consider improving traffic control on N Cemetery Rd

You don't often get email from [redacted] Learn why this is important

Good Morning,

I was notified by my HOA (Settlers Ridge, Yukon) about a zoning request that has been submitted to the City of Oklahoma City concerning the open space located on the south side of Reno Avenue across from the Settlers Ridge entrance. The proposal was filed with the City requesting approval to rezone the property for a development that may include approximately 75 apartment units. According to the public notice materials, the proposal references the use of Affordable Housing Tax Credits and includes plans showing a potential four-story building with around 175 parking spaces.

I would like to request consideration of the need to place a stoplight or stop sign at the entrance to the Settlers Ridge neighborhood (N Cemetery & NW 3rd St) to ensure that traffic can be controlled. It is already very hard to get in and out of the neighborhood safely because of the long stretch of uninterrupted roadway from the intersection of NW 10th St & N Cemetery Rd down towards the intersection of N Cemetery Rd & W Reno Avenue. The addition of a new neighborhood already built at the Settlers Ridge entrance intersection is already anticipated to complicate traffic, and adding additional residential areas/vehicles will only exacerbate traffic further.

I agree with building additional housing in Yukon to make more room for families and workers and increase the diversity and wealth of the city. I just hope that consideration for the increased volume of traffic and realistic increase in vehicle accidents will garner support for making changes to that road to slow drivers down and/or control the flow of traffic better.

Thank you for considering my thoughts and have a blessed day.

Respectfully,
Liz Lathrop

Johnson, Thad A

From: Elizabeth Lathrop <[redacted]
Sent: Thursday, April 2, 2026 12:01 AM
To: Amanda Amin; [redacted] [redacted] Ward3; PL, Subdivision and Zoning
Subject: Re: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

Some people who received this message don't often get email from [redacted] Learn why this is important

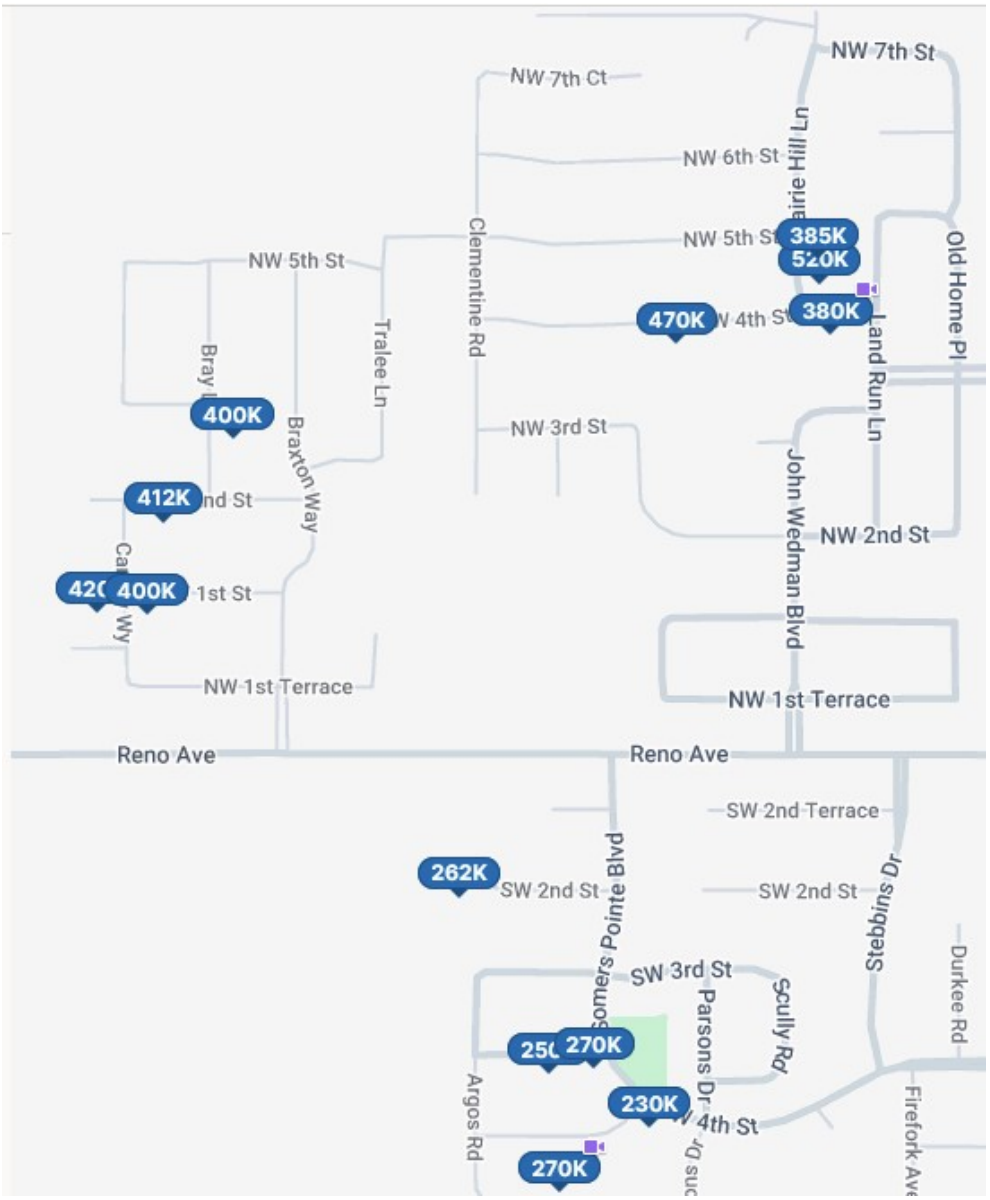
Valid points, all of them. I also voiced concerns about the increase in traffic and lack of control measures to regulate the flow of traffic. We are also concerned about realistic rise in crime with more people and lower income housing. There are plenty of areas in Yukon that could be well served with development like this, but it's not where the current proposed location is slated.

Best Regards,
Liz Lathrop

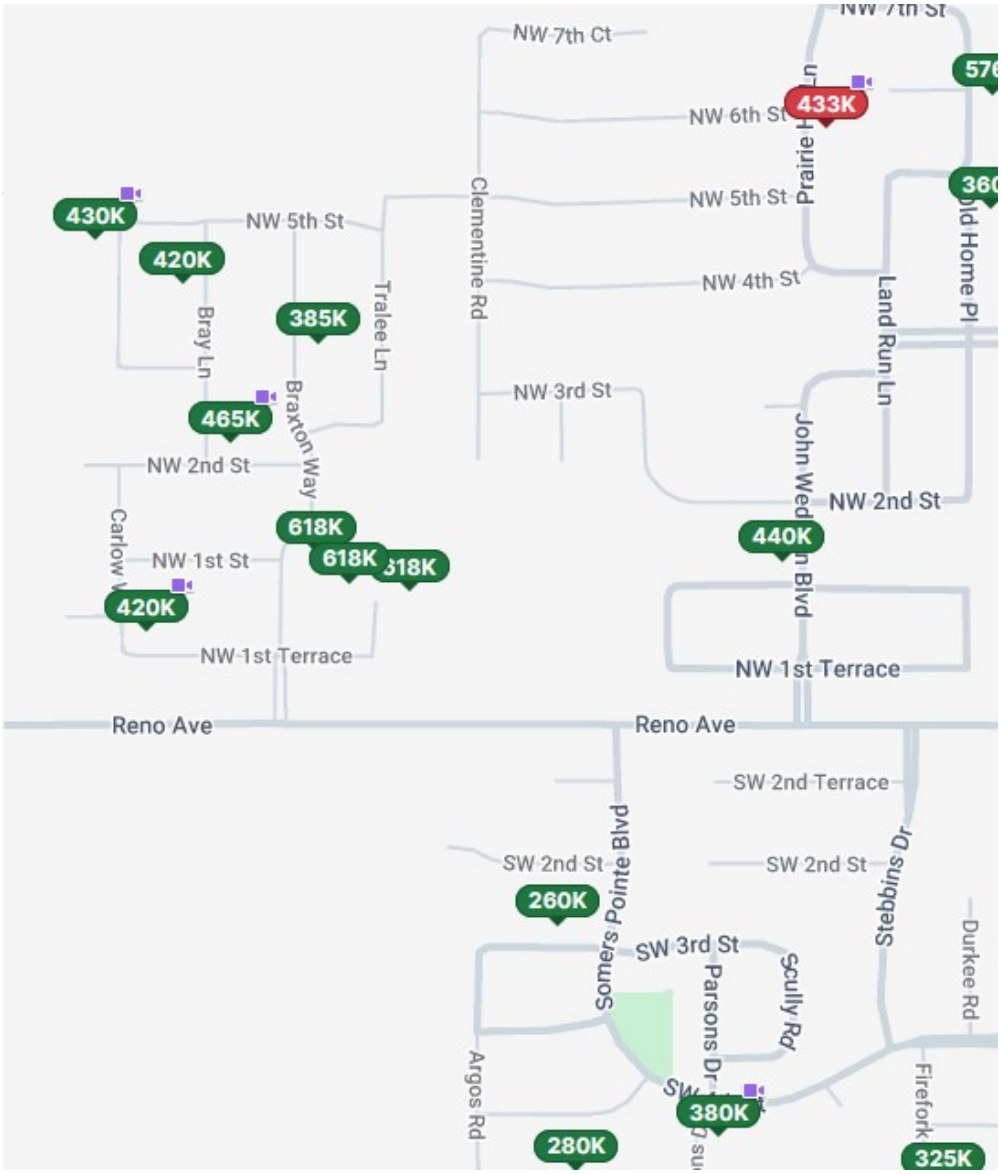
From: Amanda Amin
Sent: Wednesday, April 1, 2026 9:28:16 AM
To: [redacted] ; [redacted] ; [redacted] ; [redacted]
Subject: Re: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

I appreciate the response, but my opposition isn't just with the height and setback, it is with the project entirely. It is my understanding this project will be low-income housing. You are proposing low-income housing right in the middle of homes that are selling for near, and some over, half a million dollars. A home sold in February for $520,000 and there homes currently listed for $618,000. The goal for ALL homeowners is for property value to go up, not down.

Homes recently sold:



Homes currently listed:



I notice you are in Texas. Have you driven the area? Drive down Cemetery between 5:00-6:00 on Wednesday evening when the churches up the street are having service. I invite you to take a peruse west on Reno. The road is in desperate need of repair and/or replacement. All of these roads are two lane roads, which are already entirely way too congested. Your proposal has two (I believe) entrances/exits. That would mean, from the intersection of Reno and Cemetery to the first neighborhood entrance of Somers Park, .2 miles, there would be 6 different ins and outs to different properties. There is already enough congestion in the area, it can't support another 175 vehicles worth of traffic.

From the plans I have seen, I don't see a park for kids to play, or an area to walk pets. Where are your residents going to play? Or walk their dogs? In the surrounding neighborhoods? No thank you.

For these reasons, along with the reasons listed in my March 24 correspondence, my opposition stands.

Amanda

From: [redacted]
Sent: Tuesday, March 31, 2026 4:48 PM
To: [redacted]
Subject: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

Good Afternoon Neighbors,

Thank you for submitting a letter regarding our rezoning application for the property at 13020 West Reno Avenue. We appreciate you taking the time to share your thoughts and concerns about how the proposed development could affect the neighborhood.

For context, the current zoning (Attached with the items highlighted in green showing the modifications we are seeking) on the site allows for a three-story building with a 40-foot setback from the adjacent residential property lines. In this new rezoning application we recently submitted, we are proposing shifting the buildings a four-story building while increasing the setback to 60 feet from your neighboring residential properties. This deeper buffer is intended to provide more separation, reduce visual impact, and improve compatibility with the existing homes nearby.

We understand that the shift to four stories may have raised new questions, and we want to make sure you have a full picture of the updated proposal—including why we believe the greater setback offers meaningful improvements in privacy, light/air, noise reduction, and overall neighborhood fit. We want to note that we are NOT increasing the density of units, and our primary goal is trying to create a greater buffer between the residential development by allowing us to place the buildings much closer to the industrial and commercial developments to the East, and to create a more functional development for this new community.

To discuss the revised plans in more detail and answer any questions you may have, I would like to invite you to a short Zoom meeting. This will be an informal opportunity to review the site plans side-by-side (current zoning vs. proposed rezoning) and talk through the changes.

We have the following dates/times available (please reply with your preference or suggest alternatives that work better for you):

- Monday, April 6th at 6:00 PM CDT
- Tuesday, April 7th at 6:00 PM CDT
- Wednesday, April 8th at 6:00 PM CDT

The meeting should take no more than 30–45 minutes. If you prefer a phone call, in-person option, or have scheduling constraints, just let me know—we're flexible.

Please reply to this email by Thursday so we can schedule a convenient time for those who are interested.

Thank you again for your engagement on this matter. We look forward to the chance to speak with you directly.

Best regards,

Express GRO

Michael D. Tibbetts
Vice-President, Express Group, Inc.

www.expressgroupofcompanies.com/

11837 Kingsville Dr. Frisco, Texas
75035

Dear members of the Commission,
I am writing to you regarding my opposition to the Notice of Hearing-case number SPUD-1821.
My family and I are residents of Somers Pointe housing edition, and own property directly backed up to the proposal property site.
I sincerely urge the Commission to deny the rezoning request for multi-family residential (apartments) based on the following.

Challenges with increased traffic, and often times crime. This would cause issues for all homeowners, and disrupt the current way of life for our residential community.
A multi level structure would also allow for a complete lack of privacy for all who border the proposed property. This would also raise concerns for security for residents who's property directly backs up to the proposal site.
The proposal site will cause a decline in our property values.
Thank you for your consideration regarding this issue.
Sincerely,
James and Janie Leach
Somers Pointe Residents

Johnson, Thad A

From: Smiley, Dena L
Sent: Wednesday, April 1, 2026 8:49 AM
To: PL, Subdivision and Zoning
Cc: Welch, Sarah; Johnson, Thad A; Olivo Harrison, Elena; Hurst, Paula J
Subject: FW: SPUD-1821

Dena Smiley
Records Coordinator
City Clerk's Office
(405) 297-2398

The City of OKLAHOMA CITY

From: Jones, Sharon D <[redacted] **On Behalf Of** City Clerk Email
Sent: Wednesday, April 1, 2026 7:47 AM
To: Smiley, Dena L <[redacted]
Subject: FW: SPUD-1821

From: Drew Matejcic <[redacted]
Sent: Wednesday, April 1, 2026 12:13 AM
To: [redacted] The Mayor <[redacted] City Clerk Email <[redacted]
Subject: SPUD-1821

> You don't often get email from [redacted] Learn why this is important

Hello City Council,

I am writing to share that I am opposed to this apartment complex being built here. As a property owner nearby, I feel this would not be a positive use of this tract of land. Please consider the effects to the local community that rezoning of this property may have.

Thank you,
Drew Matejcic

Johnson, Thad A

From: miranda McGoffin <[redacted]
Sent: Wednesday, April 1, 2026 11:47 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

RE: Formal Objection to SPUD-1821-
13020 Reno Ave,Yukon,OK.73099
All Residents of Somers Pointe phase IV

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.
Sincerely,
Ryan and Miranda McGoffin
13044 sw 5th ter
Yukon/Oklahoma City, OK, 73099

Johnson, Thad A

From: Robert Merriweather <[redacted]
Sent: Tuesday, March 31, 2026 3:49 PM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1821

You don't often get email from [redacted] Learn why this is important

Dear Members,

I Robert and and my wife Sherry Merriweather @ address 208 Stebbins Dr. along with our neighbors are 100% opposes to the SPUD-1821 Development.

This development will greatly reduce the privacy of numerous homes along Stebbins Dr, Durkee and Partridge Run Rds. Also, our northern neighbors will be impacted as well.

Allowing construction of multilevel appartment buildings will immediately violate our privacy of our backyards. After searching for nice, quiet and family friendly neighborhoods in the OKC area is why we settled in this area.

Also, the number of additional vehicles along Reno Ave will reduce the safe drivabilty in and out of our quiet neighborhoods.

Our home values may suffer greatly and possible sells of homes along the perimeter of the SPUD-1821 may make it hard to resell in the future.

Please strongly take the privacy and driveability of residents of Somers Pointe and homes along 13020 W. Reno Ave in this consideration.

Please foward to all applicable City Council Members.

Sincerely,
Robert and Sherry Merriweather
208 Stebbins Dr.
Yukon, OK. 73099

Johnson, Thad A

From: Tazia Moon <[redacted]
Sent: Thursday, April 2, 2026 10:21 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Incompatibility with Somers Pointe Phase IV

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821 at 13020 Reno Ave. While I understand the city's need for growth, this 4-story multifamily proposal is technically incompatiblewith the existing single-family character of our neighborhood for the following reasons:

• Height and Privacy: A 4-story structure creates a direct "Loft-to-Lot" line of sight into our backyards. This violates the "step-down" transition logic required by planOKC when placing high-density buildings next to Urban Low residential zones.
• Infrastructure Strain: Our local roads and drainage systems are already struggling. Adding the density of a massive apartment complex without a full Traffic Impact Analysis (TIA) poses a risk to public safety and will worsen existing runoff issues.
• Quality of Life: I urge the Commission to prioritize community-enriching planning—like the greenbelts and community centers seen in Ward 5—rather than approving extreme density that overburdens our infrastructure.
I respectfully request that the Planning Commission recommend DENIAL of SPUD-1821.
Sincerely,
Tazia Crabbe
805 Firefork Avenue
Yukon/Oklahoma City, OK 73099

Supplemental attachment

Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Technical Incompatibility
To: [redacted]
CC: [redacted]
To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to the proposed rezoning for SPUD-1821 at 13020 Reno Ave.
While I recognize the need for city growth, this 4-story multifamily proposal is fundamentally incompatible with the existing single-family character of our neighborhood for the following reasons:
• Violation of "Step-Down" Zoning:The proposed 4-story height fails to provide a compatible transition from high-density to the Urban Low (UL) residential character of our area, as outlined in planOKC. This creates a significant "Loft-to-Lot" privacy intrusion for our homes.
• Infrastructure Deficiencies: Reno Avenue and its surrounding drainage systems cannot support this level of density without significant upgrades. I request that the Commission require a full Traffic Impact

Analysis (TIA) (https://www.okc.gov/Infrastructure-Development/Development-Planning/Subdivision-Zoning)before considering approval.
• Quality of Life Standards: I urge the Commission to prioritize community-enriching planning that mirrors the successful greenbelts and community centers found in other wards, rather than approving extreme density that overburdens existing infrastructure.

Johnson, Thad A

From: Jeremy Paney <[redacted]
Sent: Thursday, April 2, 2026 10:17 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Incompatibility with Somers Pointe Phase IV

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821 at 13020 Reno Ave. While I understand the city's need for growth, this 4-story multifamily proposal is technically incompatiblewith the existing single-family character of our neighborhood for the following reasons:

• Height and Privacy: A 4-story structure creates a direct "Loft-to-Lot" line of sight into our backyards. This violates the "step-down" transition logic required by planOKC when placing high-density buildings next to Urban Low residential zones.
• Infrastructure Strain: Our local roads and drainage systems are already struggling. Adding the density of a massive apartment complex without a full Traffic Impact Analysis (TIA) poses a risk to public safety and will worsen existing runoff issues.
• Quality of Life: I urge the Commission to prioritize community-enriching planning—like the greenbelts and community centers seen in Ward 5—rather than approving extreme density that overburdens our infrastructure.
I respectfully request that the Planning Commission recommend DENIAL of SPUD-1821.
Sincerely,
Jeremy Paney
220 Stebbins
Yukon, Oklahoma City, OK 73099

Johnson, Thad A

From: Jeremy Paney <[redacted]
Sent: Tuesday, March 31, 2026 12:57 PM
To: PL, Subdivision and Zoning
Subject: RE: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

To the Planning Commission,
I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone the property at 13020 West Reno Avenue from SPUD-1309 to allow for multi-family residential (apartments). As a property owner in the immediate vicinity, I believe this high-density transition poses significant risks to our community's safety and infrastructure for the following reasons:

- Public Safety and Crime: The introduction of a high-density apartment complex into an area currently zoned for lower-intensity use raises serious concerns regarding neighborhood security. Increased density often correlates with a higher volume of calls for service, and I am concerned about the potential for increased crime and the impact on the overall safety of our residential streets.
- Distance from City Services: This location is significantly removed from core municipal infrastructure. I am particularly concerned about the response times for the Oklahoma City Police Department and the Fire Department. Adding a large multi-family development in an area that already faces long travel distances for emergency vehicles could result in dangerously delayed responses during critical life-safety events.
- Infrastructure Strain: Our existing infrastructure and emergency services are already stretched thin. Adding hundreds of new residents at this specific address without a concurrent increase in localized police precincts or fire stations is a premature and potentially hazardous expansion of the city's residential footprint. Additionally, the proposed rezoning will create significant traffic congestion during peak commuting hours, specifically impacting established school bus routes and student safety. The increased vehicle volume from a high-density development will lead to elevated noise pollution, disrupting the quiet nature of our residential neighborhood. Furthermore, our local infrastructure lacks the necessary parks and recreation facilities to support such a large influx of new residents, placing an undue burden on our limited community spaces.

I ask that the Planning Commission take these public safety factors into account and recommend a denial of this application, or at the very least, require a comprehensive public safety impact study before proceeding.
Sincerely, Jeremy Paney
220 Stebbins, Yukon 73099

Johnson, Thad A

From: Jeremy Paney <[redacted]
Sent: Wednesday, April 1, 2026 9:38 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

RE: Formal Objection to SPUD-1821-
13020 Reno Ave,Yukon,OK.73099

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.
Sincerely,
Jeremy Paney
220 Stebbins
Yukon, OK, 73099

Johnson, Thad A

From: Alex Paredes <[redacted]
Sent: Thursday, April 2, 2026 12:39 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: RE: Formal Objection to SPUD-1821- 13020 Reno Ave,Yukon,OK.73099

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.

Sincerely,

Alexandra Paredes Victory

13324 SW 5th St
Yukon/Oklahoma City, OK,73099

Johnson, Thad A

From: Berkeley Penner <[redacted]
Sent: Wednesday, April 1, 2026 10:58 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

Some people who received this message don't often get email from [redacted] Learn why this is important

RE: Formal Objection to SPUD-1821-
13020 Reno Ave, Yukon,OK.73099

All Residents of Somers Pointe phase IV

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.
Sincerely,

Berkeley Penner
13216 SW 5th Street
Yukon/Oklahoma City, OK, 73099

Johnson, Thad A

From: Denise <[redacted]
Sent: Wednesday, April 1, 2026 12:31 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

RE: Formal Objection to SPUD-1821-

13020 Reno Ave,Yukon,OK.73099

I am writing in opposition to this proposal of a 4-story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all resident's needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.

Sincerely,
Denise Penner

13216 SW 5th Street
Yukon OK 73099
Oklahoma City Limits

Johnson, Thad A

From: Ly Pham <[redacted]>
Sent: Wednesday, April 1, 2026 3:32 PM
To: PL, Subdivision and Zoning
Subject: Fwd:

You don't often get email from [redacted] Learn why this is important

---------- Forwarded message ---------
From: **d cat** <[redacted]>
Date: Wed, Apr 1, 2026 at 3:06 PM
Subject:
To: <[redacted]>

To:
[redacted]
CC: [redacted]
Subject: Objection to SPUD1821

RE: Formal Objection to SPUD-1821-
13020 Reno Ave,Yukon,OK.73099

All Residents of Somers Pointe phase IV

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.
Sincerely,
Ly Pham.
308 Durkee Rd
Yukon/Oklahoma City, OK,73099

Johnson, Thad A

From: Janna Pirtle <[redacted]
Sent: Friday, March 27, 2026 4:52 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION - CASE NUMBER SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,

Please accept this letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.

I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenue for a high-density, potentially 4-story apartment complex for the following reasons:

• Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.

• Infrastructure Failure (Reno & Stebbins): Our area is suffering from severe structural issues, including the recent road cave-in at Reno Ave and Stebbins Rd. The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.

• School Bus Routes and Student Safety: This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.

• Public Safety and Crime: High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.

• Transient Residency vs. Stability: Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.

• Lack of Parks and Recreation: Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,

Janna Pirtle
713 Parsons Drive
Yukon, OK 73099
(405) 590-9127

CONFIDENTIALITY NOTE: This e-mail message and any attachments are intended solely for the person to which it is addressed and may contain privileged and confidential information protected by law. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, destroy this message and delete any copies held in your electronic files. Unauthorized use and/or re-disclosure may subject you to penalties under applicable state and federal laws.

Johnson, Thad A

From: David Ray <[redacted]
Sent: Friday, March 27, 2026 11:49 AM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,
Please accept this letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.

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- Lack of Parks and Recreation: Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial or require a comprehensive drainage and public safety impact study before proceeding.

Sincerely,
David Ray
408 Durkee Rd.
Yukon, OK 73099
405-974-0719

Johnson, Thad A

From: Kristen Roberts <[redacted]
Sent: Tuesday, March 24, 2026 12:14 PM
To: PL, Subdivision and Zoning
Subject: SPUD-1821

Hello, I am a resident of Braxton Neighborhood in Yukon near the proposed area for the apartment building by the new dollar general on Reno Avenue. Case number 1821. I highly oppose the development of a new apartment complex in this area. We already have way too much traffic and we also want to keep the area to nice family neighborhoods. Again, I oppose this development. Thank you
Sent from my iPhone

Johnson, Thad A

From: nancy scheirer <[redacted]
Sent: Thursday, March 26, 2026 12:52 PM
To: PL, Subdivision and Zoning
Subject: Spud 1821

You don't often get email from [redacted] Learn why this is important

Both Reno and Cemetary roads are two lanes at the intersection closest to the proposed apartment unit and are not equipped to handle an influx of 175 more cars. Currently it is impossible to turn onto S Cemetar Rd between 4 and 6 PM and can take as long as 10 minutes to travel the mile south from NE 10th to Reno during those times. There should not be any more residences built until the infrastructure is equipped to handle them. The rapid influx of housing has turned Yukon from a pleasant small town to a run of the mill suburb of OKC.

Johnson, Thad A

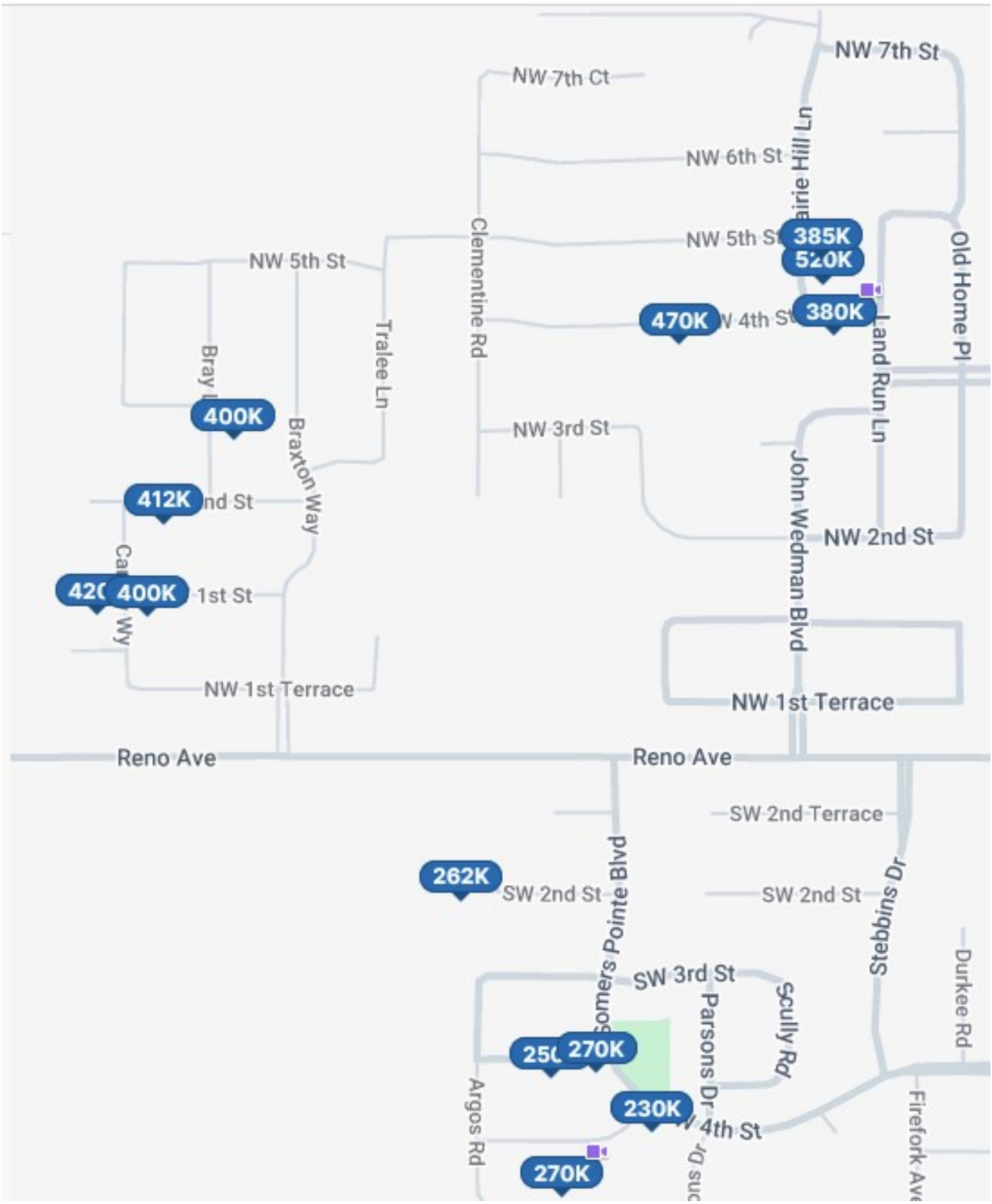
From: nancy scheirer <[redacted]
Sent: Thursday, April 2, 2026 11:33 PM
To: Amanda Amin
Cc: [redacted] [redacted] Ward3; PL, Subdivision and Zoning
Subject: Re: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

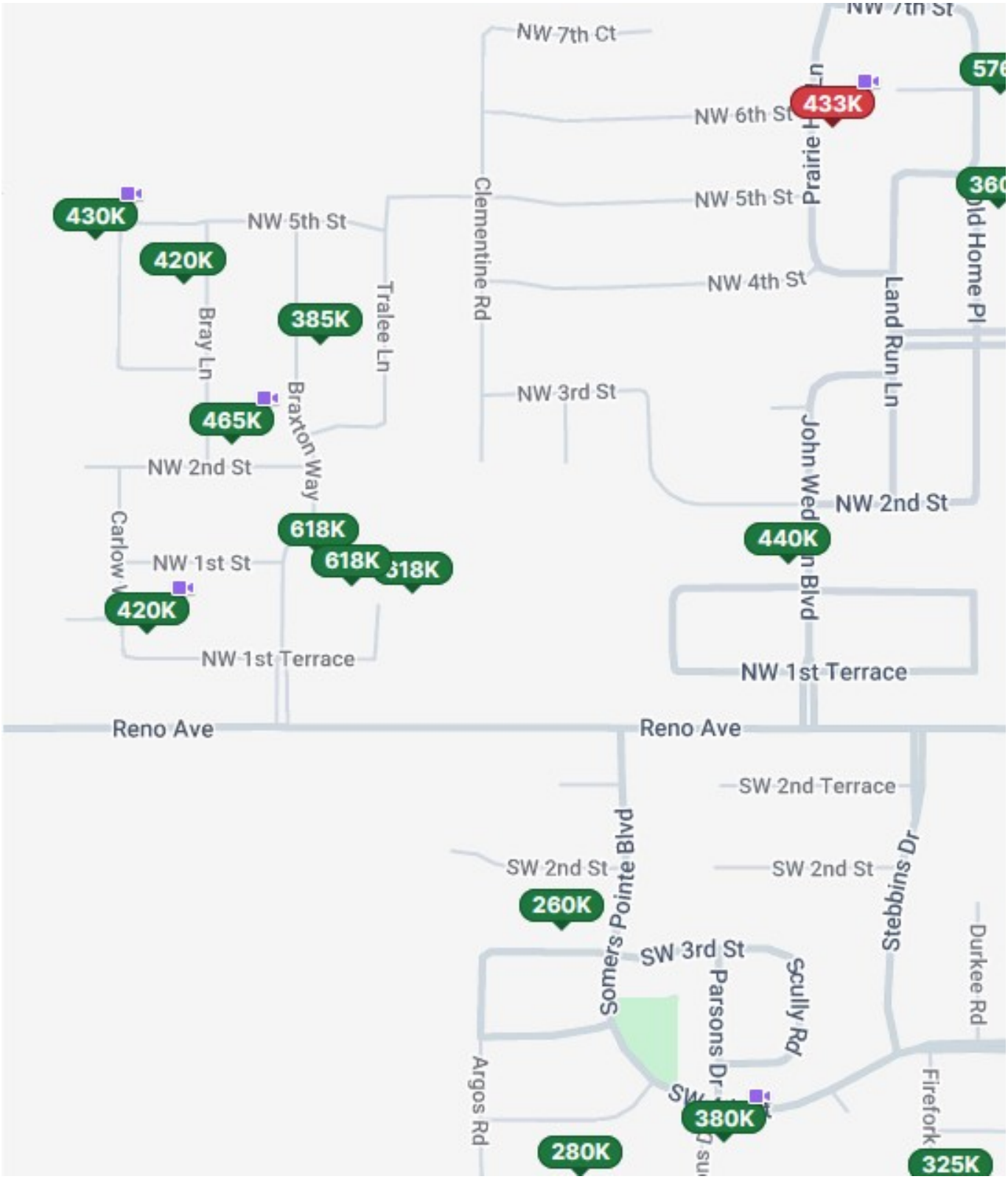
I definitely agree with Amanda. My problem is the location of 175 OR MORE cars adding congestion to two roads desperately needing to be 4 lanes and repair. Mustang Road would be a better location since it is already 4 lanes and could better handle the influx of transportation and other city services.

On Wed, Apr 1, 2026 at 9:28 AM Amanda Amin <[redacted] wrote:

> I appreciate the response, but my opposition isn't just with the height and setback, it is with the project entirely. It is my understanding this project will be low-income housing. You are proposing low-income housing right in the middle of homes that are selling for near, and some over, half a million dollars. A home sold in February for $520,000 and there homes currently listed for $618,000. The goal for ALL homeowners is for property value to go up, not down.
>
> Homes recently sold:



Homes currently listed:



I notice you are in Texas. Have you driven the area? Drive down Cemetery between 5:00-6:00 on Wednesday evening when the churches up the street are having service. I invite you to take a peruse west on Reno. The road is in desperate need of repair and/or replacement. All of these roads are two lane roads, which are already entirely way too congested. Your proposal has two (I believe) entrances/exits. That would mean, from the intersection of Reno and Cemetery to the first neighborhood entrance of Somers Park, .2 miles, there would be 6 different ins and outs to different

properties. There is already enough congestion in the area, it can't support another 175 vehicles worth of traffic.

From the plans I have seen, I don't see a park for kids to play, or an area to walk pets. Where are your residents going to play? Or walk their dogs? In the surrounding neighborhoods? No thank you.

For these reasons, along with the reasons listed in my March 24 correspondence, my opposition stands.

Amanda

From: [redacted]
Sent: Tuesday, March 31, 2026 4:48 PM
To: [redacted]
Subject: Community Discussion for SPUD 1821 (13020 West Reno Avenue)

Good Afternoon Neighbors,

Thank you for submitting a letter regarding our rezoning application for the property at 13020 West Reno Avenue. We appreciate you taking the time to share your thoughts and concerns about how the proposed development could affect the neighborhood.

For context, the current zoning (Attached with the items highlighted in green showing the modifications we are seeking) on the site allows for a three-story building with a 40-foot setback from the adjacent residential property lines. In this new rezoning application we recently submitted, we are proposing shifting the buildings a four-story building while increasing the setback to 60 feet from your neighboring residential properties. This deeper buffer is intended to provide more separation, reduce visual impact, and improve compatibility with the existing homes nearby.

We understand that the shift to four stories may have raised new questions, and we want to make sure you have a full picture of the updated proposal—including why we believe the greater setback offers meaningful improvements in privacy, light/air, noise reduction, and overall neighborhood fit. We want to note that we are NOT increasing the density of units, and our primary goal is trying to create a greater buffer between the residential development by allowing us to place the buildings much closer to the industrial and commercial developments to the East, and to create a more functional development for this new community.

To discuss the revised plans in more detail and answer any questions you may have, I would like to invite you to a short Zoom meeting. This will be an informal opportunity to review the site plans side-by-side (current zoning vs. proposed rezoning) and talk through the changes.
We have the following dates/times available (please reply with your preference or suggest alternatives that work better for you):

- Monday, April 6th at 6:00 PM CDT
- Tuesday, April 7th at 6:00 PM CDT
- Wednesday, April 8th at 6:00 PM CDT

The meeting should take no more than 30–45 minutes. If you prefer a phone call, in-person option, or have scheduling constraints, just let me know—we're flexible.
Please reply to this email by Thursday so we can schedule a convenient time for those who are interested.
Thank you again for your engagement on this matter. We look forward to the chance to speak with you directly.
Best regards,



Michael D. Tibbetts
Vice-President, Express Group, Inc.

www.expressgroupofcompanies.com/

11837 Kingsville Dr. Frisco, Texas 75035

Johnson, Thad A

From: debbie schwartz <[redacted]
Sent: Tuesday, March 24, 2026 9:22 PM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

March 24, 2026

City of Oklahoma City Planning Department
420 West Main, Suite 910
Oklahoma City, OK 73102

RE: Opposition to SPUD-1821 - Rezoning to Multi-Family Residential

Dear Commission,

Notice of Hearing for Case Number SPUD-1821.
As a resident and property owner of the Somers Pointe housing division, I wanted to make the commission aware of my husband's, my neighbors' and my own strong feelings regarding this proposal.
I urgently request the Commission to deny this rezoning request to multi-family residential (apartments) for these reasons.

*Infrastructure
West Yukon infrastructure is not prepared for the traffic, roads, increased student population, water, and utilities these multi-family dwellings would require.
* Existing Quality of Life
As I'm sure you also did, we purchased our homes with the expectation we were also investing in our privacy, peace of mind, and safety. We deserve, as you do, to continue to have those expectations meet.
Our neighborhood deserves to have its safety and quiet character maintained. I urge you to vote no on this proposal.
Thank you for your consideration regarding this critical issue.

Sincerely,
Deborah and Mark Schwartz
Residents, Somers Pointe

Johnson, Thad A

From: Katelynne S <[redacted]
Sent: Wednesday, April 1, 2026 11:51 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

Formal Objection to SPUD-1821-
13020 Reno Ave,Yukon,OK.73099
All Residents of Somers Pointe phase IV

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.

Sincerely,
Katelynne Smock
13316 SW 4th Street
Yukon/Oklahoma City, OK,
73099

Johnson, Thad A

From: Son N. <[redacted]
Sent: Tuesday, March 24, 2026 1:13 PM
To: PL, Subdivision and Zoning
Subject: Opposition to SPUD-1821

You don't often get email from [redacted] Learn why this is important

As a home owner in this area I oppose the development of SPUD-1821

Johnson, Thad A

From: Shali Stewart <[redacted]
Sent: Sunday, March 29, 2026 8:37 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: RESIDENT OPPOSITION – Case Number SPUD-1821 (13020 West Reno Avenue)

You don't often get email from [redacted] Learn why this is important

To the Oklahoma City Planning Commission and Ward 3 Council Office,

Please accept this letter of opposition regarding Case Number SPUD-1821. This correspondence provides a comprehensive record of our community's concerns and adds critical new evidence regarding site layout and infrastructure failures.

I am writing to formally oppose the application by Express Development, Inc. (SPUD-1821) to rezone 13020 West Reno Avenuefor a high-density, potentially 4-story apartment complex for the following reasons:

- Direct Impact on Adjoining Neighbors: This proposal directly affects exactly 13 single-family homeowners sharing a property line. Blueprints show a 100+ space parking lot facing directly against these rear fence lines, subjecting families to constant noise, exhaust, and headlight glare. A potential 4-story structure will permanently strip these neighbors of their privacy.
- Infrastructure Failure (Reno & Stebbins): Our area is suffering from severe structural issues, including the recent road cave-in at Reno Ave and Stebbins rd The city's slow response and failure to place proper safety barriers for an extended time is unacceptable. Adding the runoff and weight of 57 units to a failing drainage system is a public safety hazard.
- School Bus Routes and Student Safety: This project will create severe traffic congestion during peak hours, directly interfering with established school bus routes and endangering students at local stops. Increased vehicle volume from a 100+ space lot will also lead to elevated noise pollution in what is currently a quiet residential area.
- Public Safety and Crime: High-density developments often lead to an increase in property crimes like vehicle break-ins, package theft, and trespassing. Our distance from OKC Police and Firehubs results in long response times that cannot safely support a large influx of residents.
- Transient Residency vs. Stability:Unlike our neighborhood of invested homeowners, a rental complex introduces a transient population with high turnover, which negatively impacts long-term property maintenance and community cohesion.
- Lack of Parks and Recreation:Our local infrastructure lacks the capacity to support a sudden influx of new residents, as there are insufficient parks and recreation facilities nearby to accommodate this density.

I urge the Commission to recommend denial.

Sincerely,
Shali Stewart
13305 sw 4th st
Yukon/OKC, OK 73099

Johnson, Thad A

From: amber vera <[redacted]
Sent: Thursday, April 2, 2026 1:14 PM
To: PL, Subdivision and Zoning; Joe Vera
Cc: Ward3
Subject: Formal Objection Spud-1821

You don't often get email from [redacted] Learn why this is important

Dear Members of the City Council,

I am writing to express my opposition to proposal SPUD-1821.

I have been a resident of this neighborhood for 14 years, and while my home is not directly adjacent to the proposed four-story apartment complex, I live nearby and share in the impacts this development would bring to our community.

The scale and height of this project raise serious concerns about privacy and compatibility with the surrounding neighborhood. Homes that back up to this development would experience a significant loss of privacy, as a four-story structure would overlook multiple backyards and living spaces. This level of intrusion is not consistent with the character of our established residential area.

Additionally, I am concerned about the broader implications of rezoning this parcel, including the strain it may place on existing infrastructure, environmental considerations, and the overall quality of life for current residents. While I recognize the importance of expanding housing opportunities, I believe this proposal is not an appropriate fit for this location given its size and proximity to existing homes.

I respectfully ask that you carefully consider the long-term impact this development may have on the surrounding community. Thoughtful planning decisions—such as those that prioritize community enrichment, green space, and accessible resources—help strengthen neighborhoods and build trust with residents.

Thank you for your time and consideration. I urge you to make a decision that reflects the best interests of the entire community.

Sincerely,
Amber and Joe vera

Amber and Joe Vera
13044 sw 5th st
yukon, ok 73099
Sent from Gmail Mobile

Johnson, Thad A

From: Josh Volk <[redacted]
Sent: Thursday, April 2, 2026 12:29 PM
To: PL, Subdivision and Zoning
Cc: Current Planning; Planning Admin; City Clerk Email; Ward3; Action Center
Subject: Objection to SPUD-1821 - Rezoning to Multi-Family Residential

You don't often get email from [redacted] Learn why this is important

Dear Members of the Commission,

I am emailing you in formal opposition to Case Number SPUD-1821. I currently live in the Somers Point neighborhood.The 4 story apartment complex that is being built on this parcel is not what we need. People do need a place to live of course but this would not be a positive use of this land considering the size and the location all residents need. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching its communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to the benefit of the entire community in which we live.

Thank you,

Josh Volk
617 Argos Road
Yukon, OK 73099

Johnson, Thad A

From: Mary Volk <[redacted]
Sent: Wednesday, April 1, 2026 5:38 PM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Objection to SPUD1821

You don't often get email from [redacted] Learn why this is important

I am writing in opposition to this proposal of a 4 story apartment complex being built on this parcel. People do need a place to live of course but this would not be a positive use of this land considering the size and location of all residents needs. Please consider the effects to the local community that the rezoning of this property may have on the environment and failing infrastructure. Please consider the quality of life for all and instill confidence in your voting constituents that you will make more thought out planning choices in the future like ward 5 has done in enriching it communities with libraries and YMCA healthy living centers and green belts. Thank you all for your consideration to benefit the entire community in which we live. Thank you.

Sincerely,

Megan Volk
617 Argos Rd

Yukon/Oklahoma City, OK,

73099

Johnson, Thad A

From: Carol Weaver <[redacted]
Sent: Thursday, April 2, 2026 9:35 AM
To: PL, Subdivision and Zoning
Cc: Ward3
Subject: Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Incompatibility with Somers Pointe Phase IV

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to SPUD-1821 at 13020 Reno Ave.
While I understand the city's need for growth, this 4-story multifamily proposal is technically incompatiblewith the existing single-family character of our neighborhood for the following reasons:

- Height and Privacy: A 4-story structure creates a direct "Loft-to-Lot" line of sight into our backyards. This violates the "step-down" transition logic required by planOKC when placing high-density buildings next to Urban Low residential zones.
- Infrastructure Strain: Our local roads and drainage systems are already struggling. Adding the density of a massive apartment complex without a full Traffic Impact Analysis (TIA) poses a risk to public safety and will worsen existing runoff issues.
- Quality of Life: I urge the Commission to prioritize community-enriching planning—like the greenbelts and community centers seen in Ward 5—rather than approving extreme density that overburdens our infrastructure.

I respectfully request that the Planning Commission recommend DENIAL of SPUD-1821.
Sincerely,
Carol J Weaver
417 Parsons Dr.
Yukon/Oklahoma City, OK 73099

Supplemental attachment

Subject: FORMAL OBJECTION: SPUD-1821 (13020 Reno Ave) – Technical Incompatibility
To: [redacted]
CC: [redacted]
To the Oklahoma City Planning Commission and City Staff:
I am writing as a resident of Somers Pointe Phase IV to formally object to the proposed rezoning for SPUD-1821 at 13020 Reno Ave.
While I recognize the need for city growth, this 4-story multifamily proposal is fundamentally incompatible with the existing single-family character of our neighborhood for the following reasons:

- Violation of "Step-Down" Zoning:The proposed 4-story height fails to provide a compatible transition from high-density to the Urban Low (UL) residential character of our area, as outlined in planOKC. This creates a significant "Loft-to-Lot" privacy intrusion for our homes.
- Infrastructure Deficiencies: Reno Avenue and its surrounding drainage systems cannot support this level of density without significant upgrades. I request that the Commission require a full Traffic Impact Analysis (TIA) (https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.okc.gov%2FInfrastructure-Development%2FDevelopment-Planning%2FSubdivision-Zoning&data=05%7C02%7Csubdivisionandzoning%40okc.gov%7Caba1f64af83e45a2fdef08de90c50332%7C837e0d97dd9d4d0097e688f05a32ee59%7C0%7C0%7C639107373147274433%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=a5fkYZiqzY0FKPsXDXNakIqM8tOMOfUztAN%2FfEq5rzU%3D&reserved=0)before considering approval.

- Quality of Life Standards: I urge the Commission to prioritize community-enriching planning that mirrors the successful greenbelts and community centers found in other wards, rather than approving extreme density that overburdens existing infrastructure.

Subject: KID/YOUTH OBJECTION: SPUD-1821 (13020 Reno Ave) – My Neighborhood Safety
To: [redacted]
CC: [redacted]
To the Oklahoma City Planning Commission:
My name is [Name] and I live in Somers Pointe Phase IV at [Address].
I am writing to ask you to please DENY SPUD-1821 (the 4-story building at 13020 Reno Ave).
I love living here because I can play outside and ride my bike. I am worried that a huge building with so many cars will make our streets too busy and unsafe for us to play. I also don't want a giant building looking down into our yards where we play with our friends and pets.
Please help keep our neighborhood a safe and happy place for kids to grow up.
Sincerely,
Carol Weaver
Age: [69]

Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

10. (SPUD-1821) Application by Express Development to rezone 13020 West Reno Avenue from SPUD-1309 Simplified Planned Unit Development District to SPUD-1821 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. ~~Amend the Master Design Statement to establish a maximum building height in feet.~~ The maximum building height shall be limited to 49 feet tall for a flat roof, and 56'8" tall for a sloped roof.
2. Amend Maintenance Section to read: Maintenance of the common areas, private drainage easements, private drives, and islands/medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. 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.
3. Modify the South and West building setback lines to be a minimum of 40 feet, and 60 feet where buildings are 4 stories tall.
4. Modify Section Sight-proof Screening to the following: Sight-proof screening shall be required to meet the regulations of the base zoning district. In addition, 4-inch caliper trees of a minimum height of 14 feet shall be required to be planted along the western and southern boundaries of the SPUD (23 trees on the west side and 24 trees on the south) and will be placed in direct line-of-site from building windows and the center of directly adjacent properties.
5. Add to Section Sight-proof Screening: A 6-foot high brick fence shall be constructed on the western and southern boundaries of the SPUD, subject to drainage requirements per Public Works.
6. Windows facing the western and southern property lines shall have two-way tinting.
7. Lighting on buildings shall be downlight fixtures. Street lighting on the western and southern boundaries shall have a back-shielded reducing light pollution.
8. Dumpsters shall be located a minimum of 100 feet from the western and southern SPUD boundaries.

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

The applicant was present. There was a protester present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.
MOVED BY MEEK, SECONDED BY POWERS
AYES: CLAIR, POWERS, MEEK, PRIVETT, MILNER, HARRISON, NOBLE
ABSENT: NEWMAN, LAFORGE

STAFF REPORT
The City of Oklahoma City
Planning Commission **Item No. IV. 10.**
April 23, 2026

(SPUD-1821) Application by Express Development to rezone 13020 West Reno Avenue from SPUD-1309 Simplified Planned Unit Development District to SPUD-1821 Simplified Planned Unit Development District. Ward 3.

A. GENERAL INFORMATION

1. Contacts

Applicant

Michael Tibbets
Express Development
(405) 585-2527

2. Case History

This application was deferred from the April 09, 2026, Planning Commission hearing.

3. Reason for Request

The purpose of this application is to allow residential use and development, specifically to allow multi-family residential (apartments).

B. EXISTING CONDITIONS

1. **Size of Site:** 4.58 Acres

2. **School District:** Mustang

3. **Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	SPUD-1309	PUD-1071	SPUD-1627 / PUD-1068	R-1	R-1
Land Use	Undeveloped	Retail	Undeveloped / Storage	Residential	Residential

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 SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

All uses permitted within the R-4 General Residential District shall be permitted within this SPUD.

1.1 Minimum Lot Size: The minimum lot size within this SPUD shall be governed by the base zoning district.

1.2 Minimum Lot Width: The minimum lot width within this SPUD shall be governed by the base zoning district.

2. Maximum Building Height: The maximum building height within this SPUD shall be three (3) stories, except where the base zoning allows for more height.

3. Maximum Building Size: The maximum building size within this SPUD shall be governed by the base zoning district.

4. Maximum Number of Buildings: The maximum number of buildings within this SPUD shall be governed by the base zoning district.

5. Building Setback Lines from SPUD boundary:

North: Minimum of 25 feet
South: Minimum of 40 feet
East: Minimum of 5 feet
West: Minimum of 40 feet

Building separation within this SPUD shall conform to Building Code and Fire Code requirements.

6. Sight-proof Screening: Site-proof screening shall be required to meet the regulations of the base zoning district. In addition, trees shall be required to be planted along the Western and Southern boundary of the SPUD on 25-foot centers.

7. **Landscaping:** The landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. **Signs:** Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.

9. **Access:** Access to the site shall be taken from W. Reno Ave.

10. **Sidewalks:** Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. **Architecture:**

   Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, 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.

2. **Open Space:** A minimum of 27% open space shall be provided in this SPUD.

3. **Street Improvements:** N/A.

4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. **Dumpsters:** Dumpsters shall be consolidated, where practical, and screened from view. Said location shall be located along the eastern property line of the SPUD at the location depicted on the site plan or north thereof.

6. **Parking:** There shall be a minimum of 175 parking stalls provided within this SPUD.

7. **Maintenance:** Maintenance shall be the responsibility of the Property Owner or Property Owners Association.

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

9. **Other:** There shall be a maximum density of 129 units allowed in this SPUD.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: 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) Reno Avenue is classified as a Major Arterial Street in the City's Functional Classification Plan, which requires a minimum driveway spacing of 200 ft. It appears from the Site Plan that the proposed driveway may not meet the required spacing from the existing driveway to the west.

    Amend Section I.9 Access to include: Please verify that the proposed driveway is at least 200 ft from the existing driveway to the west to meet the minimum required driveway spacing of 200 ft as specified in the City's Functional Classification Plan.

11) Amend Section II.7 Maintenance to include: Maintenance of the common areas, private drainage easements, private drives, and islands/medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. 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. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 20-inch water main(s) is located adjacent to the subject site(s).
2. A 12-inch water main is required to be looped 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 more than 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.

11. 11. Will be master metered and system internal to property to be private.

c. Wastewater Availability:

1. An existing 8-inch/10-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee 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.
8. Will be master metered and system internal to property to be private.

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.

Location:

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

The subject site is located along the south side of West Reno Avenue, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The SPUD is requested to allow residential development in accordance with the base R-4 District. The conceptual plan for the development illustrates a multi-family residential development. The SPUD allows up to 129 dwellings, or 28 du/acre.*

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 curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.

The subject site is located along the south side of West Reno Avenue, a Minor Arterial Street in the Urban Low Intensity LUTA. The SPUD proposes utilizing West Reno Avenue for access but does not specify a quantity or location. The conceptual plan for the development illustrates two access points along West Reno Avenue.

Pedestrian Connectivity**:**

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The SPUD requires sidewalks in accordance with Code regulations.

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 the existing surrounding uses, "Building Scale and Site Design" and "Traffic" 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 SPUD is requested to allow residential development in accordance with the base R-4 District. The conceptual plan for the development illustrates a multi-family residential development. The SPUD regulations maintain the base R-4 District setbacks on the north (25 feet) and east (5 feet). The proposed setbacks on the west and south are increased to 40 feet compared to the base district requirement of 5 feet on the west and 15 feet on the south. The SPUD requests a minimum of 27% open space on the site, compared to the base R-4 District requirement of 40%. The SPUD regulations allow a maximum building height of 3 stories, except where allowed taller by the base R-4 District. The SPUD requires*

screening and landscaping in accordance with the R-4 District, with additional language added that trees on 25-foot centers will be required along the south and west boundaries.

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 south side of West Reno Avenue, a Minor Arterial Street in the Urban Low Intensity LUTA. No triggers requiring mitigation related to traffic were identified on the site.*

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 south side of West Reno Avenue, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) **Other Development Related Policies**
   - Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
   - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
   - 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)
   - Share parking between contiguous developments. (C-31)
   - 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 south side of West Reno Avenue, west of South Cemetery Road. The site is currently undeveloped and was rezoned to SPUD-1309 in 2021 to allow multi-family residential development in accordance with the R-4 District. Abutting land to the northeast, fronting West Reno Avenue, is under common ownership with the application site and was rezoned from C-3 to SPUD-1627 in 2024 to allow multi-family residential development in accordance with the R-4 District. SPUD-1627 mirrored the regulations of SPUD-1309. Southeast of the site is zoned as part of PUD-1068 and developed with personal storage units. Land to the south and west is zoned R-1 and developed with a single-family residential neighborhood. Land to the north, across West Reno Avenue, is developed with retail uses and a single-family residential neighborhood zoned as part of PUD-1071.

The existing zoning for the site, SPUD-1309, allows all uses permitted by the R-4 district, including apartments. The SPUD limits building height to 3 stories and density to 129 units. Landscaping is required to meet Code, plus additional trees are required along the western and southern boundary of the SPUD on 25-foot centers. Open space totaling 30% is required.

The new SPUD-1821 requests the same use and bulk regulations except that it would allow a minimum of 175 parking stalls, an open space requirement of 27% of the site area, and an increase building height. The base R-4 District would typically require a maximum building height of 20 feet and one story within 60 feet of the adjacent R-1 District (to the west and south). Once past 75 feet, the base R-4 District does not have a maximum height requirement.

This proposed SPUD retains the existing 40-foot setback from the west and south, and the allowable building height up to 3 stories. Neither SPUD specifies a maximum height in feet. The new SPUD is requested to allow the height to increase per the base R-4 District. This means that height would be allowed to increase once 60 feet past the R-1 District at a 45-degree bulk plane, and once past 75 feet would have no maximum height. If the requested building height is approved, the Master Design Statement should specify a maximum building height in feet, and/or a maximum of 4 stories beyond the 75-foot mark.

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. Amend the Master Design Statement to establish a maximum building height in feet.
2. Amend Maintenance Section to read: Maintenance of the common areas, private drainage easements, private drives, and islands/medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. 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.

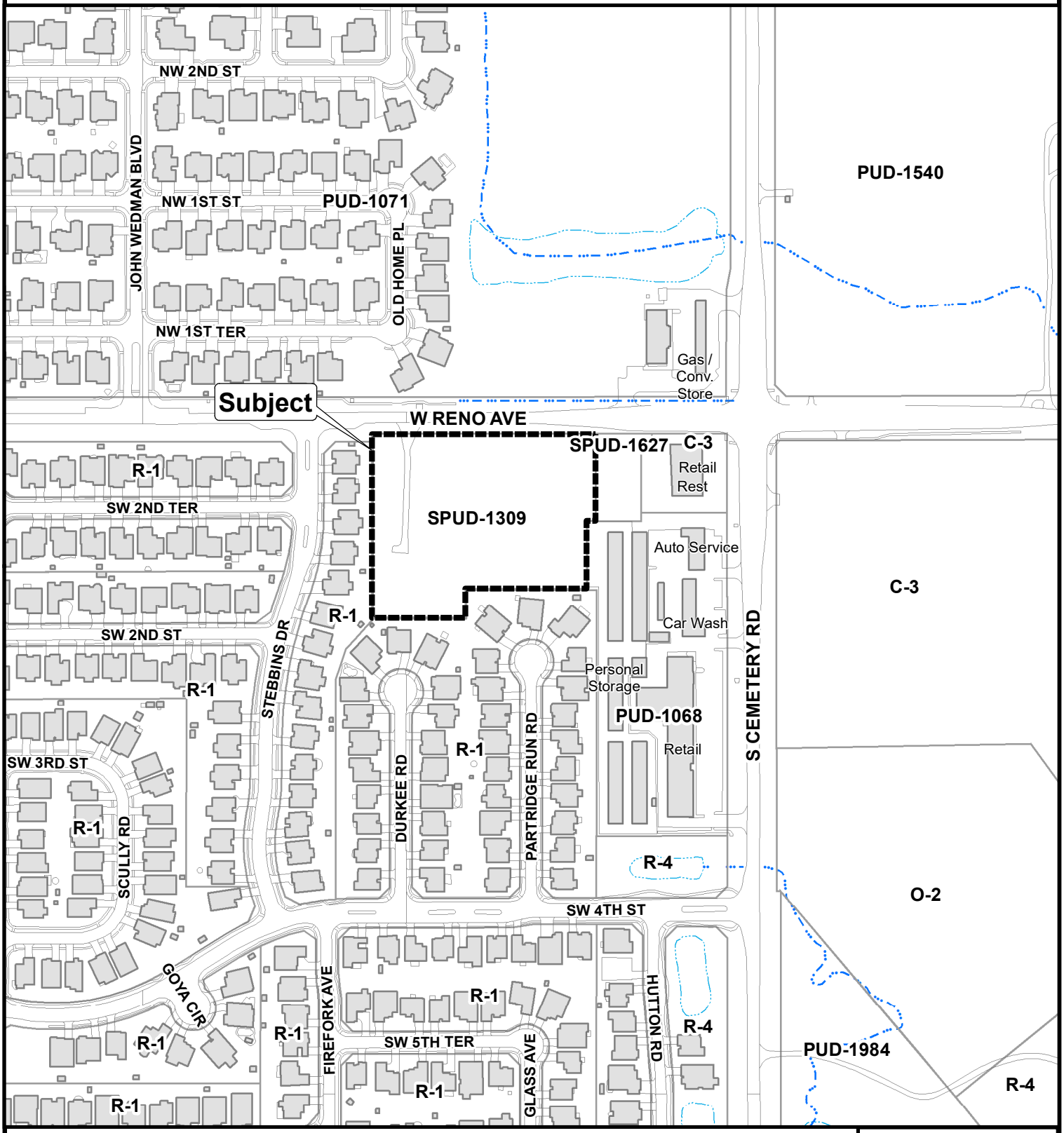
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1821

Applicant: Express Development, Inc.

Existing Zoning: SPUD-1309 **Location: 13020 W. Reno Ave.**



Simplified Planned Unit Development

The City of OKLAHOMA CITY

N W E S

0 150 300 Feet

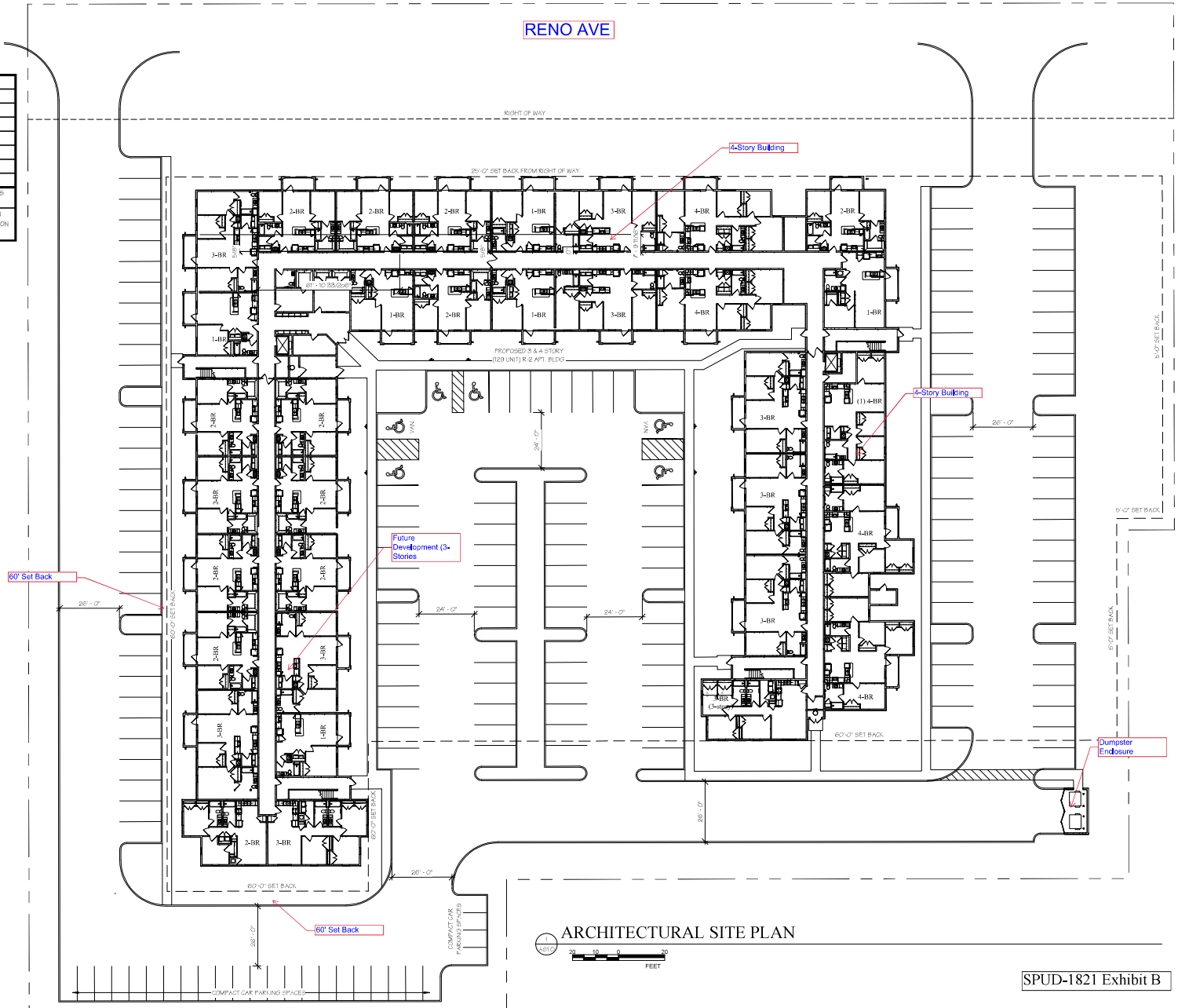
PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PARKING PROVIDED	
NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
COMPACT PARKING SPACES	26
STANDARD SPACE(S)	143
STANDARD ACCESSIBLE SPACE(S)	4
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	-
LOCAL PARKING REQUIREMENTS:	1.5 SPACES PER UNIT PLUS 2 SPACES FOR UNITS 2-BR AND ABOVE
PARKING PROVIDED MEETS R-4 ZONING REQUIREMENTS WITH 25% REDUCTION FOR LANDSCAPING & BIKE PARKING AS WAL, AS AN ADDITIONAL 5% REDUCTION AS REQUESTED	

NOTE: GREEN SPACE SHOWN = 27%



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ARCHITECTURAL SITE PLAN

1 AS1.0 SCALE: 20 10 0 20 FEET

SPUD-1821 Exhibit B

REVIEW SET

DD MMM YYYY
<ARCHITECT NAME>
ARCHITECT LICENSE #<XXXX>

THE DOMINION ON RENO AVE
YUKON, CANADIAN COUNTY, OKLAHOMA

Wallace ARCHITECTS LLC
Columbia, MO
P:573.256.2200

<STATE> STATE CERTIFICATE OF AUTHORITY: <XXXX>

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PROJECT 1ST ISSUED
DD MMM YYYY

ISSUE/REVISIONS
1 DD MMM YYYY REVIEW SET

SHEET NO. AS1.0
JOB NO. 4974B

2025.06.11 1:06 PM

Case No: SPUD-1821

Applicant: Express Development, Inc.

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Aerial Photo from 3/2025

The City of OKLAHOMA CITY

Simplified Planned Unit Development

N W E S

0 150 300 Feet