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From: Joan Corbin <joancorbin@cox.net>
Sent: Thursday, November 7, 2024 9:49 AM
To: PL, Subdivision and Zoning; Ellen Knickmeyer; Lou Kohlman; Michelle Callarman; Joe Swalwell
Subject: Protest of SPUD-1685 Zoning Change

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Re: A Protest to changing the zoning - Case No: SPUD-1685 Applicant: Arturo De Lara Escalera
Existing Zoning: C-4 / AA / PUD-771 Location: [3104 NE 82nd St.](#)

Dear Oklahoma City Planning Commission Members and Planning Staff,

I am writing to protest this change in the zoning in my area. My property and the adjoining homes of Lou Kohlman, Joe Swalwell, Ellen Knickmeyer, and E. F. Swalwell are part of a family compound. My great grandfather acquired this land in the Oklahoma Land Run 130 years ago, and it is my family's headquarters. My property (owned by my two brothers, three cousins and myself) does not have a home on it, but it is part of what we all consider our family property. We use this for family gatherings, cookouts, games, weddings, memorial services, a safe place for all of us, including our children and pets to roam and play freely.

The sound of heavy equipment, gravel trucks dumping their loads, dust and dirt, and the filthy look of such a business makes it totally incompatible with well-maintained family homes. It is destroying our property values and our beautiful neighborhood!

Our dirt road, NE 82nd Street, is the only way in to or out of our property. It is a one lane narrow dirt road that is very delicate and frequently washes out. Through a previous agreement PUD -771 and a RAC designation which was made to keep our road residential fully accessible and functional. All truck traffic was banned completely from 82nd street. Each end of 82nd has a street sign prohibiting all truck traffic. These signs have been ignored by the SPUD-1685 applicant and he has brought large heavy construction equipment for large commercial projects down 82nd. These vehicles damage the gravel and dirt road, leading to large ruts that make it difficult to get onto our property. NE 82nd is a private road and only residential vehicles should be on it at any given time. Large vehicle traffic is a hazard for families, children, and pets. The noise and dust created by these vehicles is very disruptive and the dust is a health hazard that requires constant clean up.

The SPUD-1685 location is currently flooded from the recent heavy rains. This happens frequently to that area when it rains as it is lower than the surrounding area and it is near Deep Fork creek. This should make the site completely inappropriate for the proposed use for gravel, sand, and heavy industrial equipment.

SPUD-1685 proposes a drastic variance from existing residential zoning and the historical land use over more than a century, would greatly damage surrounding home owners' use of their homes and property value, fails to acknowledge or address the multiple inadequacies of the site for the proposed

project, and already is in at least partial operation in violation of the prohibitions and restrictions on the site and road.

The industrial use requested in SPUD-1685 application is at drastic variance and incompatible with the R-1 and agricultural zoning of immediately adjoining property, and the continuous, 130-year strictly residential nature of the site of SPUD-1685 itself, and of the multiple old and new single-family homes adjoining it and going all the way up to Bryant and continuing on the east side of Bryant. Please do not change our zoning!

Sincerely,

Joan Corbin