

October 15, 2024

Oklahoma City Planning Commission
420 West Main Street, Suite 910
200 North Walker Avenue
Oklahoma City, OK 73102

Subject : Opposing the Rezoning Locate at 2821 NW 57th Street
Case Number : SPUD-1675

Dear Oklahoma City Planning Commission:

My name is Kwai Wah Pang, I am the property owner of the apartment (Westridge Manor, at 2825 NW 57th St. OKC OK 73112), which is west of the subject building filing for rezoning locate at 2821 NW 57th Street, OKC OK building.

We are opposing the rezoning from the current Zoning (C-1 Neighborhood Commercial District) to allow commercial uses and development, and specifically Parking of Mobil Medical Office at the location with the following reasons:

1: The Mobil Medical Office (MMO) has been on the driveway for over a year or more. We have several discussions with the person in charge (Ms. Racheal) about the problems with no resolution.

2: The container is about 53 feet in length and approximate 20 feet in height on the big tires, which completely occupy their own driveway and completely cover the first floor of the apartment units with the exhaust facing some of the windows at the bottom floor.

3: For the past year, the parking of the existing MMO created a few problems as follows:

3.1 Since the MMO completely blocked out his own driveway, cars have been forced to drive over the curb on to the driveway on the apartment property, which is recorded on the camera by one of our tenant living at the corner unit.

(Enclosed 2 videos, one at day light, one at night)

3.2 The tenant complained that those cars that drove over the curb: it might jump over into the wall of the apartment and causing harm for the people sleeping in the bedrooms. In the small scale, the headlight of the car also shining through the windows of the apartment units, it is very annoying.

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3.3 The locating of the MMO also create a blind spot of traffic safety: cars going rom east bount on NW 57th street to west bound, there is also a big tree in front of the MMO, accident is waiting to happen.

3.4 The locating of the MMO also create the blind spot of tenants safety: At night, the MMO cut of a best of the street lights, and it is darker than usually whenit is not block. Therefore, it is not clear that someone might be hiding behind the east side of the MMO when they get off their cars at night. They might get mud, hurt, or, in the worst case getting kill.

3.5 The MMO Noise from the Generator: Tenants on the east side of the apartment complex have been complaining about the noise from the MMO, no one can open their windows to enjoy the breeze on a cool days and it is hard to get a good night sleep with the noise. The result of this is we are unable to adjust the rent of these units even the costs of doing business is continue going up. This generate economic loss for the apartment operation.

Please direct any questions to Pang at cell# 405 206 3509 or e-mail synergylc@cox.net.

Attchment: OKC Planning Front View
OKC Planning West View
OKC Planning Exit View
OKC Planning Car Crossing Day & Night

Sincerely,



Synergy Capital Group LLC
Kwai Wah Pang
President/Owner



Case Number
SPUD - 1675

FRONT VIEW

ON NW 57th Street



Add a Caption

Monday • Oct 14, 2024 • 10:16 AM

[Adjust](#)

📷 IMG_9195

Apple iPhone 11 Pro Max

HEVC 📺

Wide Camera — 26 mm f1.8

1080p • 1080 x 1920 • 152.3 MB

29.97 FPS

02:33

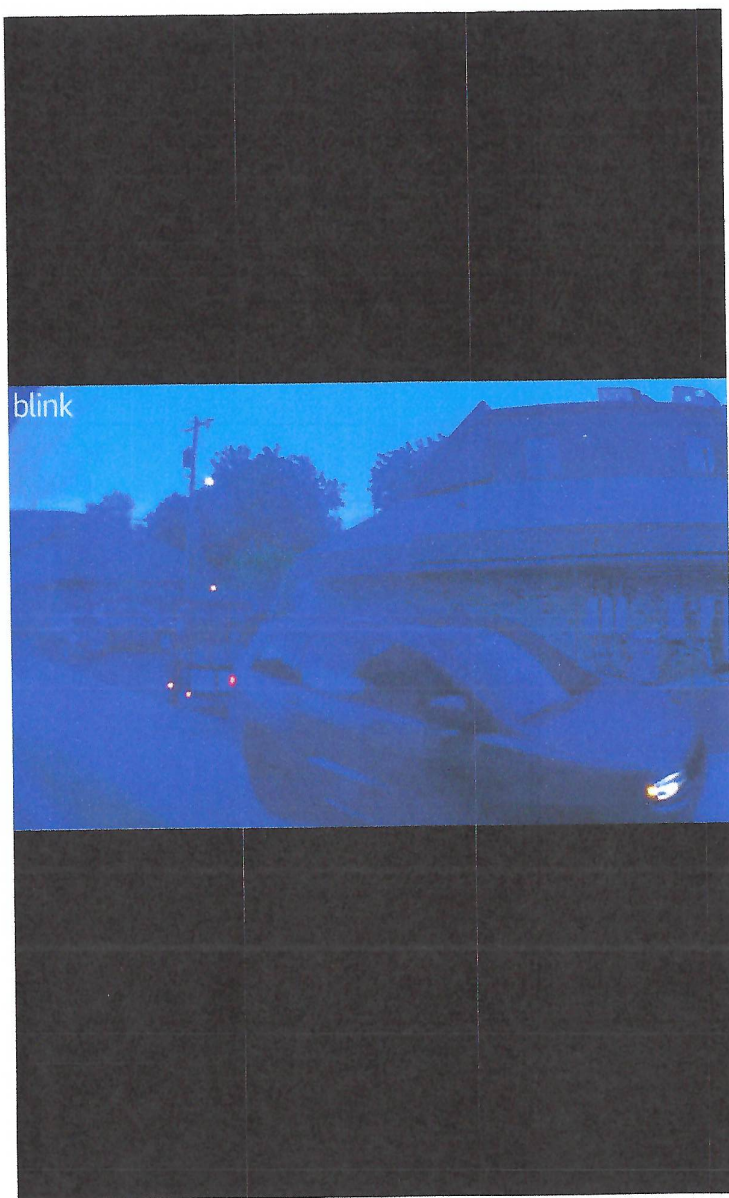
[Add a location...](#)

EXIT VIEW

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SPUD - 1675



West Side View
ON BOTH DRIVEWAY

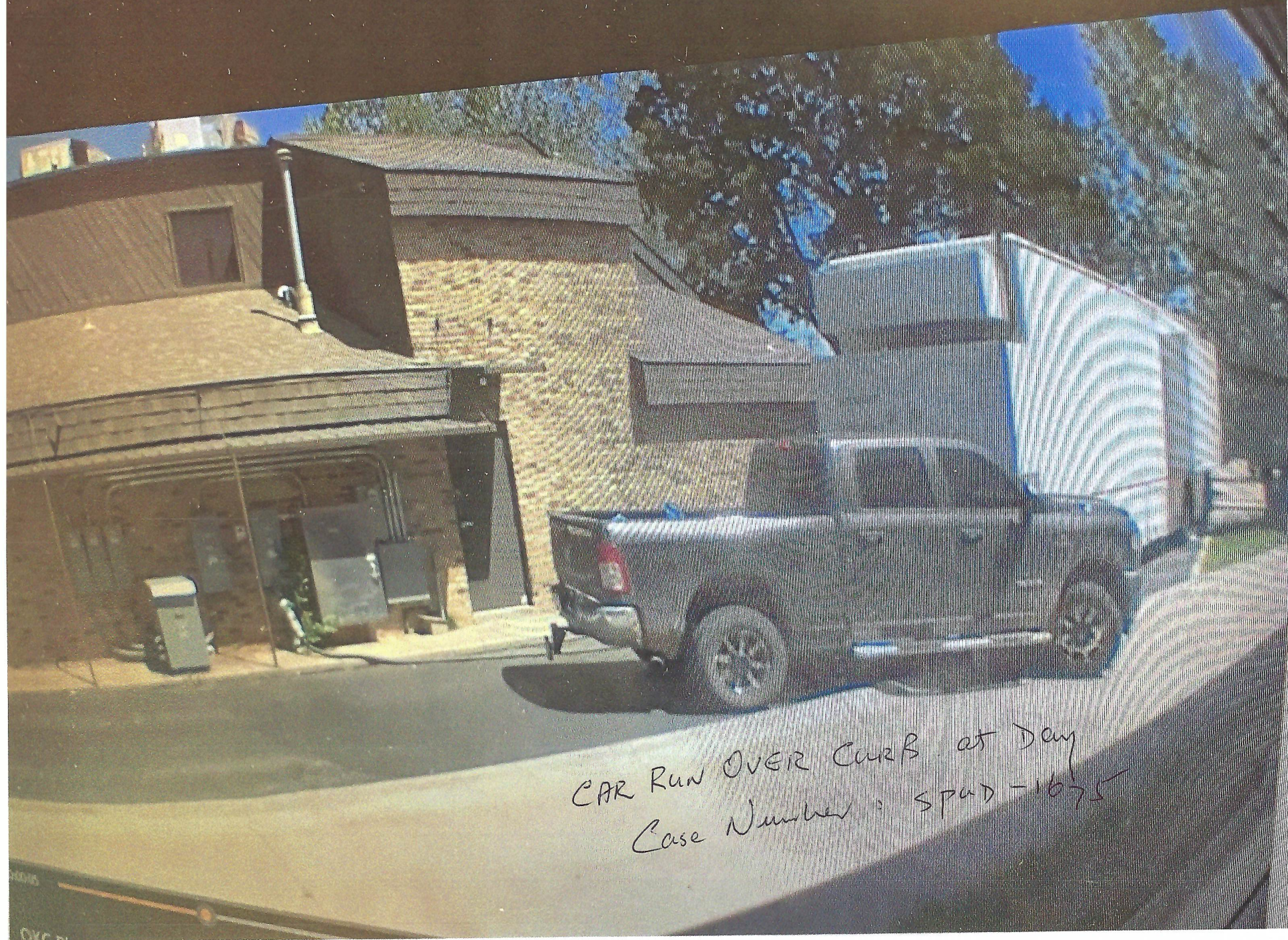


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SPUD-1675

Car Crossing over Curle
at night

Play

Downloads



Johnson, Thad A

From: Kwai Wah Pang <synergylc@cox.net>
Sent: Friday, March 7, 2025 9:27 AM
To: PL, Subdivision and Zoning
Subject: Additional Information for Case Number : SPUD-1675 Synergy Capital Group LLC
Attachments: SPUD1675 20250307.pdf

You don't often get email from synergylc@cox.net. [Learn why this is important](#)

Good Morning:
Here is additional information to further support my protest of the Rezoning of the MMO.
Regards,
Kwai Wah Pang

Attached

Synergy Capital Group LLC
3634 NW 39th Street
Oklahoma City, OK 73112
Tel: (405) 206 3509

March 7, 2025

Oklahoma City Planning Commission
420 West Main Street, Suite 910
200 North Walker Avenue
Oklahoma City Ok 73102

Subject: Opposing the rezoning Location at 2821 NW 57th Street
Addition Information
Case Number: SPUD-1675 Synergy Capital Group LLC

In Summary:

We are recommending the Commission to disapprove the application of rezoning Case Number: SPUD-1675 and order the removal of the MMO immediately.

- **Additional Facts for Consideration:**

The so called MMO (Mobil Medical Office) is actually a Trailer, which is housing a (Cat Scan Machine) CTR Medical scanning machine; it is not mobile at all, a review of the electrical connection hookup on the west side of the building wall at 2821 NW 57th Street, the electrical design and the pillars underneath of each anchor shown a permanent fixture adding on to the current building. The MMO is parking on one the exit driveway. (Exhibit 1 and 2)

Imagine a trailer unit in the residence neighborhood; the property value will go down as more of this type of trailer start coming into every other single family home for additional space; it is also unsafe for children playing in the area. (Exhibit 3 and 4)

The current MBO which is at the current location for the past year did not apply for approval of proper zoning permit. It is a "trailer", not a "Mobil Medical Office".

- **Economic loss & Property Value:**

The MMO will greatly affect the property value of the area in general. A mobile home in a single family home area is not helping the property to retain its value and decrease the market value of my property directly as the MMO is our neighborhood.

Sincerely Yours,

Kwan Wah Pang
Pang
3/7/2025



Exhibit 1



Exhibit 2



Exhibit 3



Exhibit 4