

Johnson, Thad A

From: Johnson, Thad A
Sent: Wednesday, February 7, 2024 11:47 AM
To: Johnson, Thad A
Subject: FW: Military Rows (SPUD-1590) - Bundy resident comments

From: Bundy, Rachel
Sent: Tuesday, February 6, 2024 12:15 PM
To: Fallon Brooks-Magnus <fallon@jollybird.design>; Helm Farm Neighborhood Association <helmfarmok@gmail.com>
Cc: Janis Powers <janispowers@sbcglobal.net>; Kelly Dillow <Dillowks@gmail.com>; PNC ONLINE <tsmithok@cox.net>; cassidytoliver@outlook.com; itssydneylouis@gmail.com; ward2@okc.gov
Subject: Military Rows (SPUD-1590) - Bundy resident comments

Hello all,

Thank you everyone for meeting with the Neighborhood and listening to our comments. I am listing my individual comments related to SPUD 1590 version received on Friday, 2/2/2024;

1. **Remove note that allows for three or four family residential.** Does not seem to be the intent of the SPUD and should be removed. Listing three or four family residential allows for a different plan than what is currently shown or being represented by the site plan.
2. **Dumpsters should not be allowed in the SPUD.** Similar SPUD language stated; Commercial dumpsters shall not be permitted. Residential containers shall be utilized.
3. Tract 01 lot 02 and Tract 02 lot 02 **individual lot coverage should not exceed 50%** for each lot. An average of the tracts should not apply as the lots set up under the SPUD will be sold separately and maintained separately by the owners and should be considered separately.
4. **Tract 01 lot 02 and Tract 02 lot 02 should be limited to a single dwelling unit, not two.** We understand this is a recommendation by the City staff as well. SPUD should allow a total of (6) dwellings units NOT (8), as currently written. Comments below may not be needed if the quantity of dwelling units is reduced.
 1. **The SPUD proposes to pave the center utility easement and create a new section of alley, this should not be allowed.** This is not typical for the neighborhood and adds site concrete coverage to access the rear portion of the private sites. There is an existing alley between 42nd and 43rd streets which is the only paved and continuous alley in the neighborhood. Although this conceals the parking behind the proposed DU's on each lot 02, it adds street for the City to maintain, limits access to the utilities that run under this area and sets a precedent which seems to encourage more concrete coverage, and less of a neighborhood feel. Lots 02 seem to create a small parking lot on each site which is not in keeping with the neighborhood residences. Would appear more like a multi-family complex than a residence.
 2. Helm Farm has a residential and neighborhood feel to it. Denser apartment and multi family structures and complexes are not set within the neighborhood, but only bound Western Avenue and Classen Boulevard and should remain at the borders. The internal section of neighborhood should be protected with a residential feel as density is increased (increased density in this area is a goal of Plan OKC, not neighborhood residents). Increasing density can be done in a successful way that maintains the fabric of the existing residences and neighborhood. **The layout on both lots 02 is not in keeping with the residential feel of the area and requires adjustment.**
5. **Utility routing should be made clear and properly coordinated by the City and owner of these properties before the SPUD is approved.** It appears some of the private utilities for Tract 01 lot 01 and Tract 02 lot 01 would cross the internal lots to route with the main utility connections

at the center of the block. Seems problematic to a future owner to cross someone else's private property with private utilities.

END

Rachel Bundy

1144 NW 43rd Street, OKC, OK 73118
Helm Farm resident of 15 years

Senior Associate

REES

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Kelly Dillow

1201 NW 41st ST

OKC, OK 73118

Subject: Request for Continuance - Rezoning Request SPUD-1590

Dear Planning Commission,

I am writing as a concerned resident of Helm Farm regarding the rezoning request SPUD-1590 for the properties located at 1147 NW 40 and 1144 NW 40.

I want to express my disappointment and concern over the lack of communication from the developers regarding this proposed development. Despite numerous attempts by our neighborhood leadership to engage with them, we have not received any information or plans about the proposed project. This lack of transparency raises significant apprehension among the residents who will be directly impacted by this development.

Furthermore, the removal of two rental homes from the area is troubling, especially considering the housing shortage of smaller and more affordable homes in OKC. As you are aware, the recent trend of replacing older, smaller homes with larger and more expensive ones has exacerbated the housing affordability crisis in our community. We have been especially hard hit with this in Helm Farm with multiple rental and smaller homes replaced by much larger homes that have either sat unsold or have been primarily utilized for home sharing instead of for residents that would contribute to our community. I fear that this proposed development may contribute to the ongoing gentrification issue, making it increasingly difficult for our neighbors to remain in the community they call home. My home is over 100 years old and is directly across from the proposed development. I would like to see infill that not only benefits the average OKC resident (the 2022 Median household income in OKC was \$64k, those folks are NOT buying \$800k+ homes), but also fits in with the historic nature of our neighborhood.

In light of these concerns, I respectfully request a continuance for rezoning request SPUD-1590. This additional time would allow for meaningful communication between the developers and the community.

I appreciate your attention to this matter and your commitment to ensuring that developments align with the best interests of the communities they impact. Please consider our request for a continuance as a sincere effort to promote open dialogue and community engagement.

Thank you,

Kelly Dillow

Oklahoma City Planning Commission

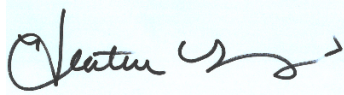
RE: SPUD-1590

To Whom It May Concern,

I own the lot adjacent to the proposed SPUD on NW 40th Street. When the developers purchased the lots in question, I agreed with their decision to demolish the house next to me as it was in significant disrepair and I assumed they would build 1-2 units per lot they purchased. I attended the public forum for the neighborhood on January 30, 2024 and was disappointed to see that the plans included a total of 8 dwelling units.

I am concerned about the significant increase in units for many reasons. My understanding is the Helm Farm Neighborhood Association is proposing a decrease to 6 dwelling units and a decrease in the maximum square footage allowed for each building. I write in support of those requests.

Respectfully,

A handwritten signature in black ink, appearing to read "Heather Hails", is written over a light blue rectangular background.

Heather Hails

1143 NW 40th St.

Johnson, Thad A

From: Helm Farm Neighborhood Association <helmfarmok@gmail.com>
Sent: Thursday, February 8, 2024 10:59 AM
To: DS, Subdivision and Zoning
Subject: Fwd: SPUD 1590 - Comments

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

Sorry these are coming in so late!

----- Forwarded message -----

From: Matt Little <matt.little6@gmail.com>
Date: Thu, Feb 8, 2024 at 10:55 AM
Subject: SPUD 1590 - Comments
To: Helm Farm Neighborhood Association <helmfarmok@gmail.com>

Greetings,

My name is Matt Little and I live at [4016 N Military Ave, Oklahoma City, OK 73118](#). My house is within the 300' notification zone of this SPUD so I am very concerned with this SPUD as it is currently laid out.

My comments on Spud 1590 are as follows:

1. 8 dwelling units is too many for this project, this SPUD should allow for a maximum of 6. Parking, lot coverage, traffic, and property values are the main reasons why I disagree with 8 dwelling units being put in where there was just 2 to begin with.
2. Since these lots are being sold individually, no lot should exceed 50% coverage individually. Using an average of multiple lots/tracts is not an honest way to show this value in my opinion.
3. Utility routing should be handled before this SPUD is approved, it was admitted that this had not been planned and is something that could affect the overall layout of this spud.
4. While it was said verbally that standard trash cans would be used, it should be noted in the SPUD that no dumpsters are allowed. Having dumpsters for residential use in a residential neighborhood should not be acceptable.

Thanks,
Matt Little

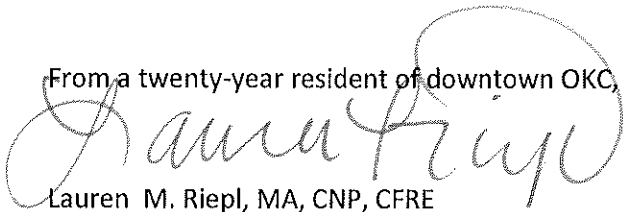
Lauren Riepl
1115 NW 46th St.
Helm Farm Neighborhood

January 4, 2024

To Whom It May Concern:

It has recently been brought to my attention of a rezoning request (SPUD-1590) for the empty lots in my neighborhood located at 1147 NW 40th & 1144 NW 40th. The applicant has not been forthcoming with plans. As Helm Farm has undergone brutal gentrification, with developers demolishing affordable housing to build obtuse, obstructive, and overpriced homes in our historic hamlet, I am adamantly against more unsustainable and unsuitable living being added to our neighborhood without the consideration of existing residents. A major component of the allure of living in this section of urban core Oklahoma City is the beauty of the historic brilliance these original homes bring to the area. My house was built in 1925 and is part of an original Oklahoma City neighborhood that is being decimated by developers seeking cheap property to build housing that does not belong here. What does it say about community when the developer is unwilling to disclose plans and meet with neighbors? When will the planning commissioners of our city put their faith not only in sustainable and affordable housing but the importance of maintaining our historic areas and what they contribute to the fabric of our city? I ask that this project be denied. Stop forcing us out of our homes by allowing developers to increase our property values and destroy the essence of our community. I beg the commissioners to please hear our voices and assign true value to them.

From a twenty-year resident of downtown OKC,

A handwritten signature in cursive script, reading "Lauren Riepl". The signature is written in dark ink and is positioned above the printed name.

Lauren M. Riepl, MA, CNP, CFRE

Johnson, Thad A

From: Helm Farm Neighborhood Association <helmfarmok@gmail.com>
Sent: Tuesday, January 2, 2024 1:35 PM
To: janispowers; Cassidy Smith-Toliver; Bundy, Rachel; Kelly Dillow; PNC ONLINE; itssydneylouise@gmail.com; jtoliver09@gmail.com
Cc: Fallon Brooks-Magnus; Welch, Sarah; Liggins, Curtis D; DS, Subdivision and Zoning; Ward2; toptierconstructionok@gmail.com; Johnson, Thad A
Subject: Re: SPUD-1590

Some people who received this message don't often get email from helmfarmok@gmail.com. [Learn why this is important](#)

Good afternoon Commissioner Powers!

I am reaching out today to inform you that Helm Farm is seeking a continuance on SPUD-1590. Since the initial continuance in November, we have been in constant communication with Fallon, and who has been transparent and timely in responding; however, due to their schedule of tight deadlines, we have not received a new site plan to review. Because of this, we also have not met as a community with the applicant, which is something the planning commission has been pushing more heavily the past six months.

With letters and petitions to the commission having a submission deadline of noon this Friday, Helm Farm does not believe there would be a sufficient chance to respond or find compromise on this matter. If a continuance is not possible at this time or cannot be agreed upon, we will unfortunately be seeking a denial.

Please let me know if you have any questions or concerns. Hope you had a great weekend and holiday season!

Cassidy Smith-Toliver
(405) 990-8600

On Tue, Nov 28, 2023 at 4:27 PM Janis Powers <janispowers@sbcglobal.net> wrote:
I am very much looking forward to being there - keep me in the loop.

Sent from my iPad

On Nov 28, 2023, at 4:17 PM, Fallon Brooks-Magnus <fallon@jollybird.design> wrote:

Hello All,

We are requesting a continuance on this application in order to discuss the project with neighbors.

Thanks!



Fallon Brooks-Magnus, AIBD

Lead Designer/Developer

Jollybird Design

(415) 518-1175

fallon@jollybird.design

4312 Classen Blvd, OKC, OK 73118

www.jollybird.design