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By The City of Oklahoma City Office of the City Clerk at 3:56 pm, Jun 25, 2024

From: Jeremy King <jdking_od@mac.com>
Sent: Tuesday, June 25, 2024 12:59 PM
To: City Clerk Email <CityClerk@okc.gov>
Subject: Opposition to SPUD-1619

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

Here is copy of the email I have submitted to Councilman Stone in opposition of SPUD-1619. Please let me know if you need any additional information or have questions.

Thanks,

Jeremy King
Sent from my iPhone

Begin forwarded message:

From: Jeremy King <jdking_od@mac.com>
Date: June 25, 2024 at 12:51:45 PM CDT
To: ward4@okc.gov
Subject: Opposition to SPUD-1619

Dear Councilman Stone,

My name is Jeremy King and I am writing to voice my opposition to SPUD-1619. I own a lot located at 4225 SE 111th CT. I purchased this property about 2 years ago so my family could have more space in a quieter location. Allowing a motorcycle training facility to be put directly adjacent to our property will ruin our enjoyment of that property and make it almost impossible to sell for residential use.

Allowing this training facility to be built next to us gives me several concerns, which include noise, increased traffic, water runoff/flooding, future use and expansion of the SPUD, limited ability to resell this property, and no access to public services (no water access on SPUD in case of fires). I have attached a document that explains my opposition points.

There are a lot of other properties better suited for this activity that are already in a commercial or industrial zone. Some have suggested the Crossroads Mall area where there are thousands of square feet of already paved vacant space.

I am happy to discuss any of these issues in person or through phone or email so feel free to contact me anytime. My contact info is:

Jeremy King
(918) 931-2491
jdking_od@mac.com

I would really appreciate your support in opposing this SPUD so my family can realize our goal of building our forever home on our current lot.

Thank you,

Jeremy King

Sent from my iPhone

Opposition to SPUD-1619

Noise

We currently have a reasonable buffer zone of about 262ft from the I-1 to the north. Depending on the orientation of the training pad on the SPUD, the buffer zone could be reduced to as little as 56ft from our property line. Having 6-8 motorcycles running for several hours will produce a lot of noise pollution. In an earlier presentation, the applicants stated that a motorcycle produces a noise level of 78db. When you have 6-8 of them running at one time that increases the noise level to 85-87db. OSHA requires employers to provide hearing protection to employees who work in environments with sound levels that average 85db.

Water Runoff/Flooding

Currently, we do not seem to have a flooding issue on our property, however, paving 20,000 sqft (plus the additional amount of their entryway) will drastically increase the amount of runoff that will drain directly towards our property. The increased drainage may also cause problems for the neighbors across the street. When the increased amount of water travels under Sunnyslane Rd it drains directly onto their property.

Future use/Expansion

Currently, the SPUD applicants are willing to accept several restrictions on the property's use such as fair weather, daylight hours, 1 day per week, and low speed training. However, businesses tend to grow and I am worried that once their foot is in the door they may want to request increased usage for more types of classes on multiple days or possibly want the ability to allow other groups to use the space to offer similar classes. Their property is located too close to a residential area and we could be subjected to more unwanted noise.

Limited Resale ability

If the SPUD is approved, I will not want to build my family's home on my lot adjacent to a motorcycle training facility. My property can only be used for residential purposes and I am very worried that it will be next to impossible (without taking a substantial financial loss) to find a buyer who is willing to purchase it knowing it is adjacent to a business such as the one that has been proposed.

Public service/water at the facility

There is currently no water or sewer at the proposed SPUD. The nearest fire department is almost 5 miles away. If there were an accident and a fire was started, they will not have any water to help put out the fire. Residences in the neighborhood are required to have sprinkler systems. Having water access at the proposed SPUD seems like it should be a minimum requirement.