

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 8:36 am, Jan 08, 2024

From: Sage Smith <ssmith@osborneelectric.com>

Sent: Monday, January 8, 2024 8:13 AM

To: City Clerk Email <CityClerk@okc.gov>

Subject: Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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

To whom it may concern,

My address and name is listed below:

Sage Smith
2921 N. Hudson Avenue
Oklahoma City, OK 73103

I am opposing the plan for this block due to overcrowding and not sticking with the design of the area around.

Sage Smith
Osborne Electric
Direct: 480-272-0192
ssmith@osborneelectric.com / www.osborneelectric.com

Design Copyright: The design and concepts established by these documents are proprietary and are the property of Osborne Electric. They may not be replicated, nor constructed by this or any other owner for any project except that project for which the design was originally intended, without the express written consent of Osborne Electric. No part of this document may be reproduced or utilized in any form without the authorization of Osborne Electric. All rights reserved.

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 10:17 am, Jan 09, 2024

From: Jordan <jordank9589@gmail.com>

Sent: Monday, January 8, 2024 6:09 PM

To: City Clerk Email <CityClerk@okc.gov>

Subject: Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

You don't often get email from jordank9589@gmail.com. [Learn why this is important](#)

Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

January 8, 2024

Dear OKC City Council Members,

I am writing to express my deep concerns and opposition to the proposed development at the southwest corner of 30th and Hudson, which is currently under consideration for rezoning under SPUD 1581. As a long-time resident of the historic district and a homeowner on Hudson Ave, I have been invested in preserving the unique character and charm of our neighborhood since I moved here in 2022.

While we appreciate the potential for progress and development in our community, we believe that the current proposal by Square Deal Capital (dba SFR-WR, LLC) raises significant issues that could negatively impact the historical integrity and livability of our neighborhood.

1. Change of Zoning Request: The requested change from "R2 Medium-Low Density Residential zoning" to "R4 General Residential" is a fundamental shift that goes against the established character of our neighborhood. We would advocate for a development that aligns with the current zoning regulations, allowing for single-family homes and duplexes that blend seamlessly with the historic architecture of the area.

2. Preservation of Historical Character: The modern design presented in the project renderings starkly contrasts with the century-old homes that surround the proposed site. Introducing the only three-story apartment complex for a mile in any direction disrupts the architectural aesthetics of our neighborhood and compromises its historical charm.

3. Traffic and Parking Issues: The parking plan, with only one spot allotted per unit and the inclusion of street parking, raises concerns about increased traffic and overcrowded streets. The potential addition of nearly 60 cars, without accounting for guests and service providers, threatens the safety and tranquility of our traditionally quiet streets and threatens to harm the already limited parking of our beloved local businesses.

4. Density and Overcrowding: In a predominantly single-family home neighborhood, the proposed development's capacity for 27 units is disproportionate and risks overcrowding. The limited parking spaces will not adequately accommodate the influx of residents, leading to further congestion and negatively impacting local businesses and recreational areas.

As a concerned resident, I strongly urge the City Council to carefully consider the impact of this development on our community's historical character and overall quality of life. I believe that progress can coexist with preservation, and I encourage the board to support a more modest, architecturally cohesive development that adheres to the existing "medium-low residential zoning (R2)".

Thank you for your time and consideration. I trust that the City Council will make decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Jordan Michael Kuczek
2815 N Hudson Ave Oklahoma City, OK 73103
jordank9589@gmail.com
(520) 861-5947

From: John Miley <johnmiley@cox.net>
Sent: Tuesday, January 9, 2024 3:09 PM
To: City Clerk Email <CityClerk@okc.gov>
Cc: Ward2 <ward2@okc.gov>; Ward8 <ward8@okc.gov>; The Mayor <mayor@okc.gov>
Subject: Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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

January 9, 2024

Attention: Oklahoma City Council Members:

We are writing to respectfully express our opposition to the proposed development at the southwest corner of 30th and Hudson, which is currently under consideration for rezoning under SPUD 1581. As a long-time resident of the historic district and a homeowner on North Robinson, we have been invested in preserving the unique character and charm of our neighborhood since we moved here in 2013. Indeed, we are active participants and board members in the Jefferson Park Neighborhood Association. The historic nature of the neighborhoods surrounding 30th and Hudson is an important reason why we moved to our home more than 10 years ago from NW Oklahoma City. We respect and support the historic nature of our neighborhoods. We have always abided by all requirements imposed by the HPC on our individual property.

We believe that the current proposal by Square Deal Capital (dba SFR-WR, LLC) raises significant issues that will negatively impact the historical integrity and livability of **Jefferson Park**, our neighborhood, and the surrounding neighborhoods.

1. Change of Zoning Request: The requested change from "R2 Medium-Low Density Residential zoning" to "R4 General Residential" is a fundamental shift that goes against the established character of our neighborhood. We support a development that aligns with the current zoning regulations, allowing for single-family homes and duplexes that blend seamlessly with the historic architecture of the area.

2. Preservation of Historical Character: The modern design presented in the project renderings starkly contrasts with the century-old homes that surround the proposed site. Introducing the only three-story apartment complex for a mile in any direction disrupts the architectural aesthetics of our neighborhood and compromises its historical charm.

3. Traffic and Parking Issues: The parking plan, with only one spot allotted per unit and the inclusion of street parking, raises concerns about increased traffic and overcrowded streets. The potential addition of nearly 60 cars, without accounting for guests and service providers, threatens the safety and tranquility of our traditionally quiet streets and threatens to harm the already limited parking of our beloved local businesses. NW 30th Street is a main artery for our neighborhood. We travel it several times a week. There is currently only limited parking on 30th Street between Robinson and Western. This proposed development will greatly impede traffic. We have limited available sidewalks on NW 30th Street and we must walk through yards or on the street. Multiple cars parking on the street will create a very dangerous situation for children, pedestrians, and pets.

4. Density and Overcrowding: In a predominantly single-family home neighborhood, the proposed development's capacity for 27 units (or even 20 units) is disproportionate and risks overcrowding. The limited parking spaces will not adequately accommodate the influx of residents, leading to further congestion and negatively impacting local businesses and recreational areas. There will be multiple

dumpsters on site which will create an eyesore, increase the noise level in an otherwise peaceful area, and will attract vermin. This will greatly impact the quality of life that we enjoy away from the congestion found in other parts of Oklahoma City. It also threatens to cut off access to Sparrow Park, a popular location to walk dogs, for children to play, and to relax and just enjoy the neighborhood setting. Multiple cars parking around the small park will create a very dangerous situation for anyone trying to use the park or walking in the neighborhood.

As concerned residents with a home less than 5 blocks away from the proposed development, we strongly urge the City Council to carefully consider the impact of this development on our community's historical character and overall quality of life. We encourage the board to support a more modest, architecturally cohesive development that adheres to the existing "medium-low residential zoning (R2)".

Thank you for your time and consideration. Oklahoma City is a great city, with outstanding leadership. For decades, our elected representatives have made good decisions for OKC. We ask that you continue to make good decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Noma Gurich Miley
John E. Miley
2900 N. Robinson Avenue
Oklahoma City, OK 73103-4123

(405)702-9813

Hurst, Paula J

From: Greta Stromberg <strombi@me.com>
Sent: Tuesday, January 9, 2024 1:40 PM
To: City Clerk Email
Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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

Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

January 9, 2024

Dear OKC City Council Members,

I am writing to express my deep concerns and opposition to the proposed development at the southwest corner of 30th and Hudson, which is currently under consideration for rezoning under SPUD 1581. As a long-time resident of the historic district and a homeowner on Harvey Parkway, I have been invested in preserving the unique character and charm of our neighborhood since I moved here in 2001.

While we appreciate the potential for progress and development in our community, we believe that the current proposal by Square Deal Capital (dba SFR-WR, LLC) raises significant issues that could negatively impact the historical integrity and livability of our neighborhood.

1. Change of Zoning Request: The requested change from "R2 Medium-Low Density Residential zoning" to "R4 General Residential" is a fundamental shift that goes against the established character of our neighborhood. We would advocate for a development that aligns with the current zoning regulations, allowing for single-family homes and duplexes that blend seamlessly with the historic architecture of the area.

2. Preservation of Historical Character: The modern design presented in the project renderings starkly contrasts with the century-old homes that surround the proposed site. Introducing the only three-story apartment complex for a mile in any direction disrupts the architectural aesthetics of our neighborhood and compromises its historical charm.

3. Traffic and Parking Issues: The parking plan, with only one spot allotted per unit and the inclusion of street parking, raises concerns about increased traffic and overcrowded streets. The potential addition of nearly 60 cars, without accounting for guests and service providers, threatens the safety and tranquility of our traditionally quiet streets and threatens to harm the already limited parking of our beloved local businesses.

4. Density and Overcrowding: In a predominantly single-family home neighborhood, the proposed development's capacity for 27 units is disproportionate and risks overcrowding. The limited parking spaces will not adequately accommodate the influx of residents, leading to further congestion and negatively impacting local businesses and recreational areas.

As a concerned resident with a home less than 300 ft away from the proposed development, I strongly urge the City Council to carefully consider the impact of this development on our community's historical character and overall quality of life. I believe that progress can coexist with preservation, and I encourage the board to support a more modest, architecturally cohesive development that adheres to the existing "medium-low residential zoning (R2)".

Thank you for your time and consideration. I trust that the City Council will make decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Greta Stromberg
3015 N Harvey Parkway
Strombi@att.net
405-831-8022

Sent from my iPhone

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 2:33 pm, Feb 06, 2024

TO: City of Oklahoma City

RE: Protest of Case Number SPUD 01581

We are writing to protest Case Number SPUD 01581 through which SFR-WR, LLC has applied to have its property rezoned in order to allow for the development of a large multiplex, including up to three buildings on a space that was originally three single family home lots.

If more than 50% of the neighbors living within 300 feet of the applicant's property protest the application; a Super Majority of the City Council will be required for the request to pass.

A majority of the properties within 300 feet of the subject property are zoned R2.

We, the undersigned, represent more than 50% of these properties, and hereby protest the application.

Dear City of Oklahoma City,

We, the undersigned property owners surrounding the address of 408 NW 30th St., hereby petition the City of Oklahoma City to DENY the request of SFR WR, LLC to change zoning from R2 to SPUD 01581 for the following reasons:

1) R2 Zoning Predominates the Area:

The homes in this area are zoned R2 with mostly single family home lots with one two-story duplex adjacent to the site. This SPUD would change what was originally three- single family home lots into a large multifamily and mixed use complex with 27 units and many unanswered questions about the units and additional uses such as professional offices and commercial. The applicant attempts to use a SPUD and elements of R-4 zoning but with many requested exceptions to height, density, and parking requirements. R-4 is not present in this part of Jefferson Park except in the far south portion, and is not present anywhere in the adjacent Edgemere Park.

2) Density:

The applicant is requesting to construct three buildings containing 27 Units instead of the more fitting for this small lot - duplexes or triplexes. In fact, several of the properties in the legal notice area with single-family homes are *larger* than the subject property. In other words, the applicant is requesting to build a 40 foot building for 27 54 or more people on a piece of real estate that is *smaller* than adjacent lots that contain only one home. The amount of people this would add is a concern, but more importantly the amount of traffic this would add to this corner would be disruptive and dangerous to the public health and safety of an area that is otherwise already extremely busy during the day and quiet at night.

3) Parking and Traffic

The proposed plans indicates there would be 27 units, but shows parking for only 31 vehicles. This indicates a large amount of traffic that will be entering and exiting onto Hudson, which is a narrow two lane road with no shoulder. This area, specifically this corner, already sees accidents, including at least one that was fatal, along with many near misses occurring daily.

There is no plan for where guests will park, there is not even enough parking proposed for those who would live there. The applicant's parking plan does not consider the likelihood that two people or more could live in one unit. That situation alone would suggest the need for a minimum of 54 parking spaces, which does not include guests or deliveries.

4) Other SPUD in Area Denied

The requested 40 foot height is unprecedented. The Historic Preservation Commission considered reducing the height to 35 feet which is also unprecedented in this area. Recently in this area, SPUD 1307 was altered to lower the originally requested 35-foot height down to 30 feet.

5) Requested SPUD is inconsistent with the City's R2 District Zoning, the Comprehensive Plan, and Historic Preservation Guidelines.

According to the City's municipal code, 59 6100.1(f), states:

R-2 Medium Low Density Residential District. The R-2 District is a residential district with restrictions similar to the R-1 District. The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services. The regulations provide incentives for infill housing development consistent with the existing character and density of an area. Provisions are also made for non-residential uses that support residential development. (*emphasis added*).

The requested SPUD requests to use elements of R-4 General Residential District. The R-4 District is a higher density residential district which encourages multiple-family and group residential developments, and represents a broad variety of housing types and densities. The regulations are designed to facilitate infill residential development and development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation. (*emphasis added*).

We the undersigned respectfully request the Oklahoma City Planning Commission and the Oklahoma City Council DENY the proposed SPUD-1581 zoning change.

Name

Name

Name

Odion Okojie
Trustee, attorney-at-law

Signature(s)

Signature(s)

Signature(s)

Address

Address

Address

3110 N Hudson Ave
OKC, OK 73118

2-6-29

Name

Name

Name

Signature(s)

Signature(s)

Signature(s)

Address

Address

Address

Name

Name

Name

Signature(s)

Signature(s)

Signature(s)

Address

Address

Address

Name

Name

Name

Signature(s)

Signature(s)

Signature(s)

Address

Address

Address

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 11:13 am, Feb 13, 2024

From: Mary Hampton <mkazie965@gmail.com>

Sent: Monday, February 12, 2024 8:53 PM

To: City Clerk Email <CityClerk@okc.gov>

Cc: stacy.brandhorst@okstate.edu

Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

You don't often get email from mkazie965@gmail.com. [Learn why this is important](#)

February 12, 2024

Dear City Clerk,

I am writing to express my deep concerns and opposition to the proposed development at the southwest corner of 30th and Hudson, which is currently under consideration for rezoning under SPUD 1581. As a long-time resident of the historic district and a homeowner on Twenty Ninth Street, I have been invested in preserving the unique character and charm of our neighborhood since I moved here in 1987.

While we appreciate the potential for progress and development in our community, we believe that the current proposal by Square Deal Capital (dba SFR-WR, LLC) raises significant issues that could negatively impact the historical integrity and livability of our neighborhood.

1. Change of Zoning Request: The requested change from "R2 Medium-Low Density Residential zoning" to "R4 General Residential" is a fundamental shift that goes against the established character of our neighborhood. We would advocate for a development that aligns with the current zoning regulations, allowing for single-family homes and duplexes that blend seamlessly with the historic architecture of the area.

2. Preservation of Historical Character: The modern design presented in the project renderings starkly contrasts with the century-old homes that surround the proposed site. Introducing the only three-story apartment complex for a mile in any direction disrupts the architectural aesthetics of our neighborhood and compromises its historical charm.

3. Traffic and Parking Issues: The parking plan, with only one spot allotted per unit and the inclusion of street parking, raises concerns about increased traffic and overcrowded streets. The potential addition of nearly 60 cars, without accounting for guests and service providers, threatens the safety and tranquility of our traditionally quiet streets and threatens to harm the already limited parking of our beloved local businesses.

4. Density and Overcrowding: In a predominantly single-family home neighborhood, the proposed development's capacity for 27 units is disproportionate and risks overcrowding. The limited parking spaces will not adequately accommodate the influx of residents, leading to further congestion and negatively impacting local businesses and recreational areas.

As a concerned resident with a home less than 150 ft away from the proposed development, I strongly urge the City Council to carefully consider the impact of this development on our

community's historical character and overall quality of life. I believe that progress can coexist with preservation, and I encourage the board to support a more modest, architecturally cohesive development that adheres to the existing "medium-low residential zoning (R2)".

Thank you for your time and consideration. I trust that the City Council will make decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Mary Kay Hampton

420 NW 29th

Mkazie965@gmail.com

(405) 833-2612

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 8:57 am, Feb 14, 2024

From: Matt Guillory <guillory.matt@gmail.com>

Sent: Tuesday, February 13, 2024 6:27 PM

To: City Clerk Email <CityClerk@okc.gov>

Subject: Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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

My name is Matthew Guillory and I own the building at 401 (405 and 409) NW 30th Street, as well as the two empty lots on the northeast corner of NW 30th Street and Hudson (all of which is across the street from the property in question).

I oppose the proposal because of the number of apartments (density) being too high for the size of the lot being developed and because there is not enough parking being proposed to accommodate the number of luxury apartments being proposed. Reducing the number of apartment units would solve both issues, but the developer is not willing to consider anything less than a 333% increase over the current zoning on the lots (which was the zoning when he purchased the property only a few months ago). Allowing this development to dramatically increase density in that fashion, with insufficient land to provide adequate parking, would negatively impact the individuals and families who are neighbors of this luxury apartment development and the two neighborhoods on which this proposed development is on the boundary.

Thank you,
Matt Guillory

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 8:29 am, Feb 20, 2024

From: Stephanie Plants <splants69@yahoo.com>

Sent: Friday, February 16, 2024 7:30 AM

To: City Clerk Email <CityClerk@okc.gov>

Subject: "Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson"

You don't often get email from splants69@yahoo.com. [Learn why this is important](#)

To Whom it may concern,

I'm writing this email in regart to "Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson"

My name is Stephanie Plants and I live at 419 nw 29th st okc ok 73103.

405-473-3561

Thank you

From: Brandhorst, Stacey <stacey.brandhorst@okstate.edu>

Sent: Friday, April 5, 2024 11:05 AM

To: City Clerk Email <CityClerk@okc.gov>

Cc: Lindsey Pever <lindseypever@gmail.com>; Jann Hook <jphook@swbell.net>; Susie White <osagesusie@yahoo.com>; Mary Monfort <mmonfort@uco.edu>

Subject: Additional legal protest signature submissions for SPUD 1581

You don't often get email from stacey.brandhorst@okstate.edu. [Learn why this is important](#)

Dear Clerk, please see the following additional submissions of legal protest signatures for SPUD 1581.

Name <u>Theresa Santiago Adams</u>	Name _____	Name _____
<u>Decade Paseo Properties</u>	Signature(s) _____	Signature(s) _____
Signature(s) <u>[Signature]</u>	Signature(s) _____	Signature(s) _____
Address <u>428 NW 30TH - Paseo</u>	Address _____	Address _____
<u>12101 N MACARTHUR A401</u>		
<u>OKC OK 73162 - mailing</u>		

Name <u>GEORGE ADAMS</u>	Name _____	Name _____
<u>Decade Properties</u>	Signature(s) _____	Signature(s) _____
Signature(s) <u>[Signature]</u>	Signature(s) _____	Signature(s) _____

Address <u>428 NW 30TH</u>	Address _____	Address _____
<u>OKC OK 73118</u>		
<u>12101 N. MACARTHUR</u>		
<u>#A401 OKC OK 73162</u>		

Name _____	Name _____	Name _____
Signature(s) _____	Signature(s) _____	Signature(s) _____
Address _____	Address _____	Address _____

Name _____	Name _____	Name _____
Signature(s) _____	Signature(s) _____	Signature(s) _____
Address _____	Address _____	Address _____

Stacey Brandhorst
580.302.0142
Sent from my iPhone

Smiley, Dena L

From: Lindsey Pever <lindseypever@gmail.com>
Sent: Friday, April 5, 2024 11:46 AM
To: drewwnoecker@gmail.com; Johnson, Thad A; City Clerk Email
Subject: SPUD 1581 - Property owner of 412 NW 29TH ST

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

Dear Clerk and Thad,

Copied on this email is the property owner at 412 NW 29th St, who is in opposition to the SPUD 1581 and would like to add his name to the protest list.

He plans to reply to this email to confirm my statement. Should you need anything further from him for this to count toward the 50% or more calculation, please let us know.

Thank you and best,
Lindsey