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**VIA EMAIL TO [cindy.lakin@okc.gov](mailto:cindy.lakin@okc.gov) & [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)**

Oklahoma City Planning Commission  
200 N. Walker Ave.  
Oklahoma City, OK 73102

Re: Protest of SPUD-1424

To the Oklahoma City Planning Commission:

IMD Realty, LLC ("IMD Realty") received notice of 8150, LLC's application (the "Application") to change the zoning designation of 300 NW 62nd, Oklahoma City, Oklahoma (the "Subject Property") to the SPUD-1424 Simplified Planning Unit Development District. IMD Realty is the owner of property west of the Subject Property and is entitled to be heard in this matter.

According to the notice received, 8150, LLC purportedly seeks the rezoning of the Subject Property to add a use unit classification for unspecified "custom manufacturing." The proposed rezoning is not consistent with the goals and objectives for land use pursuant to section 59-14100.2 of the Oklahoma City code of ordinances.

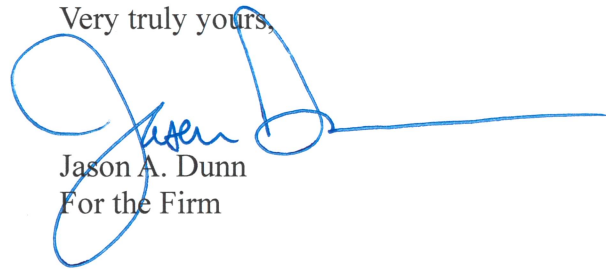
First, the proposed rezoning does not minimize the adverse effects upon surrounding property, the character of the neighborhood, traffic conditions, parking, utilities or any other matter affecting public health, safety and general welfare. Any change in the requested zoning is, by definition, not consistent with existing zoning, and the Application does not articulate any compelling reasons why any proposed "custom manufacturing" is consistent with the current zoning. Second, the Application does not demonstrate that the proposed "custom manufacturing" alteration contributes to the revitalization and/or development of the Subject Property and/or surrounding area; or that such revitalization and/or development is necessary as a result of decline of the Subject Property and/or the surrounding area. Indeed, the Application does not refer to, much less demonstrate, any evidence of decline in the Subject Property and/or the surrounding area as it exists per the current zoning. Third, the Application does not demonstrate that the requested change will promote infill development that is compatible and harmonious with adjacent uses, both existing and planned. To that point, if the requested change were in fact compatible, the Application would be unnecessary in the first place.

In addition, the Application would not maintain or promote consistency with the City's comprehensive plan, the goals and objectives of the City's land use objectives, and other applicable plans, policies and standards. Again, if the proposed "custom manufacturing" were consistent, then the Application would be moot as already consistent with the applicable standards. Finally, the proposed development will not positively contribute to the general prosperity, health, safety and welfare of the community more than would otherwise be provided through the standard

development process. The Application does not demonstrate that the general prosperity, health, safety and welfare of the surrounding community is in need of, or furthered by, the addition of the "custom manufacturing" use unit classification, as requested in the Application. The Application does not demonstrate the adjacent surrounding area specifically, or the community generally, to be in decline, or that any such alleged decline, would be reversed or ameliorated by the rezoning requested in the Application.

For these reasons, IMD Realty protests the rezoning of SPUD-657 to SPUD-1424. IMD Realty reserves the right to assert additional objections and challenges to the proposed SPUD-1424 as the review process proceeds.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jason A. Dunn", is written over the typed name and title. The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

Jason A. Dunn  
For the Firm

cc: IMD Realty, LLC