

Johnson, Thad A

From: Gmail <atriska7@gmail.com>
Sent: Thursday, January 11, 2024 10:08 AM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581

[You don't often get email from atriska7@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello I am a resident at 3018 N Harvey Pkwy and I have concerns over the planned apartment complex in relation to this rezoning request. My main issue is with the number of units in the plan and the inadequate parking that will inevitably lead to street parking. There is already a lack of parking for retail and events, and I fear the road along 30th street will become a hazard and impassable with any surge of activities. This already happens with the Paseo art crawl without the apartment complex. The other issue is the lack of intent in keeping with the style of the neighborhood. I live under a historical preservation group and have to abide by certain rules. What is the point of this group and the current zoning parameters if an apartment like this can be built. The style and size is not keeping with the neighborhood. I am all for development of the lot, but want to make sure the roads remain usable, and the neighborhood remains cohesive, thank you.

Sent from my iPhone

Johnson, Thad A

From: Pam Bigham <pam@okpropertynow.com>
Sent: Friday, January 5, 2024 12:42 PM
To: DS, Subdivision and Zoning
Subject: Letter opposing SPUD 1581
Attachments: Jefferson Park letter to planning commissioners 408 NW 30th Street December 2023.pdf

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

Please find attached a letter from Jefferson Park Neighbors opposing SPUD 1581.

Pam Bigham
Jefferson Park Neighbors
405-301-0411

JEFFERSON PARK NEIGHBORS ASSOCIATION

PO BOX 60612 OKLAHOMA CITY OK 73146



January 4, 2023

City Planning Commission
City of Oklahoma City

To: Commissioners

Re: Opposition to 408 NW 30th Street SPUD-01581

Please be advised that Jefferson Park Neighbors Association is opposed to multiple specifications found in the above referenced SPUD application.

Jefferson Park has many multi-unit buildings that have been in the neighborhood for over a hundred years. The apartment buildings in Jefferson Park were originally built to house workers in the early 1900's and are some of the prettiest apartment buildings in the city. The mix of historic single-family bungalows, duplexes, quadplexes and eightplexes has shaped Jefferson Park into a diverse, thriving neighborhood. Our existing multifamily buildings have features and setbacks that match the adjacent structures and blend in well with single-family homes. I cannot think of a single building in Jefferson Park that is more than one story taller than adjacent structures. The above spud specifies a density that would put three-story structures next to single story bungalows. These three-story structures would dwarf the neighboring bungalows creating an undesirable street scape and casting a large shadow that would last into late morning for its neighbors.

Parking is an issue in Jefferson Park and any new project should include sufficient parking as per the guidelines and not rely on street parking to satisfy the requirement. The living units in this spud rely on street parking to meet their requirements, plus the SPUD also allows commercial usage including administrative and professional offices as permitted occupancies. Parking for these uses must also be included if they are allowed. Many guests and customers of this project will undoubtedly drive to the property and it is not fair to rely on the neighborhood streets for parking.

In summary, the SPUD will allow for new construction that will dwarf the surrounding dwellings and take away from the 100 plus year character of the existing single family, duplexes and quadplexes that exist in Jefferson Park. The height and set backs are against HP guidelines as referenced in this section of the HP guideline: **Development or redevelopment of vacant lots must respect the historical development of property and district in terms of lot size and relationship between public and private spaces.** The size proposed for these buildings will definitely interrupt the rhythm of the street and have a strong negative affect to the visual elements of the neighborhood.

David Bigham

President, Jefferson Park Neighbors

Historic Districts Under Assault

Since the mid-1970s my wife and I have watched and participated in the successful impact of historic preservation in Oklahoma City.

As recent college graduates with no down payment, we found opportunity in a transitional inner city neighborhood where we could invest in our future and create a home for our son where diversity was part of daily life.

As a preservation consultant and then State Historic Preservation Officer, I recognized the impact of historic preservation on economic development, from the adaptive re-use of old Central High School and the renovation of the Skirvin Hotel to the rise of unique commercial districts such as Automobile Alley and Film Row.

Most importantly, as a historian, I have traced the legacy of historic preservation on our collective sense of community, the belief that all of us share a common heritage that is still creating opportunities and posing challenges we must face. If we work together for a harmonious blend of new and old, as we have done with the MAPS initiatives, we can move forward as a community.

Today, despite that record of success, historic preservation in Oklahoma City is under a stealth attack, especially in our historic neighborhoods.

The battle cry of that subtle assault is the often repeated mantra of “density, density, density.” In the urban core, density is a perfect solution in many cases, but in neighborhoods designed as suburban additions with a careful spatial balance of single-family and multi-family homes, density for density’s sake threatens to destroy why people want to live in those neighborhoods.

This is a battle waged through zoning changes, disregard for historic district standards, and the misrepresentation of facts.

I have heard appointed members of city commissions claim that historic preservation advocates are racists and elitists. I have heard city leaders claim that historic preservation veterans are senile if they disagree with their opinions and that the only solution is to put young but inexperienced people in charge.

As I am writing this letter, preservationists are fighting an effort to change the zoning in a historic neighborhood so a developer can build a high density apartment complex on N.W. 30th Street without adequate parking and disregard for historic setbacks. Supporters of the zoning overlay claim that people want the apartments because of the rich architectural heritage, diversity, and sense of community in surrounding neighborhoods. Ironically, if they are successful, they will be part of the effort to destroy the special qualities of those neighborhoods.

Yes, we need affordable housing, but there are many alternatives available through not-for-profit community groups such as Positively Paseo. Yes, we can use density to create exciting places to live, but it should not destroy what is special in historic districts.

For those in city government who think that everything new is better than anything old, they did not experience the trauma of urban renewal and the destruction of inner-city neighborhoods. For those in city government who think that density, whether an apartment complex or backyard rental properties, is the solution to every problem, they do not recognize the contributions that historic preservation has made to the community.

Historic preservation has and will make a difference in our quality of life in Oklahoma City. We have to push back on misguided efforts that threaten that success.

Dr. Bob Blackburn, Historian

Johnson, Thad A

From: Brandhorst, Stacey <stacey.brandhorst@okstate.edu>
Sent: Tuesday, January 2, 2024 8:27 PM
To: DS, Subdivision and Zoning
Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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

January 2, 2024

Dear Members of the City of Oklahoma City Planning Department,

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 my husband Shawn and I have been invested in preserving the unique character and charm of our neighborhood since we moved here in 2017.

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 threaten 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 150ft away from the proposed development, I strongly urge the Planning Department 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 of Oklahoma City Planning Department will make decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Stacey Hollopetter

3021 North Harvey Parkway
Oklahoma City, OK 73103
Stacey.brandhorst@gmail.com
580.302.0142

Johnson, Thad A

From: John Cain <johncain.cain@gmail.com>
Sent: Tuesday, January 9, 2024 11:48 PM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581 Rezoning

[You don't often get email from johncain.cain@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Oklahoma City Planning Commission

We have just recently heard of a request to rezone the southwest corner of 30th and Hudson. While we certainly support some type of development on this vacant land, we want to voice our concern over rezoning the property to allow for a higher density, large apartment building. Our concerns center around the likely congestion resulting from older, relatively narrow streets and the lack of adequate parking space for a building of the planned capacity. Our preference would be for new residential living space developed within the confines of the present zoning level.

Thank you.

Donna and John Cain
217 NW 33rd Street
Oklahoma City, OK 73118

Johnson, Thad A

From: Friddle, Kathryn M
Sent: Monday, January 8, 2024 4:59 PM
To: Johnson, Thad A
Subject: FW: SPUD 1581

Hi Thad – can this be included for Planning Commission?

Thanks,
Katie

From: Tammy Donnell <donnell.tammy@gmail.com>
Sent: Monday, January 8, 2024 4:55 PM
To: Friddle, Kathryn M <kathryn.friddle@okc.gov>
Subject: SPUD 1581

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

Hello Katie, I would like to have this submitted to the planning commission and their upcoming meeting Thursday. I would like to express my disapproval for the SPUD 1581 at 30th and North Hudson, this is just too many apartments for this small tract of land and it just overpowers this corner. Again this is where a church was and now they want to put up apartments. I realize it was approved, please just make it a smaller amount of apartments. The neighbors to the north, south, east and west are going to be impacted. Thank you for your time always.

GROVES & ASSOCIATES

ATTORNEYS & COUNSELORS AT LAW

4001 NORTH CLASSEN BOULEVARD, SUITE 118

OKLAHOMA CITY, OKLAHOMA 73118

(405) 236-5303

FAX (405) 236-5309

EMAIL: EJG777@AOL.COM

ERIC J. GROVES

AMI SWANK

February 2, 2024

**BEFORE THE OKLAHOMA CITY PLANNING COMMISSION
CITY OF OKLAHOMA CITY**

MEMORANDUM TO THE COMMISSION

RE: SPUD NO. 1581

I. Introduction

Applicant seeks approval of proposed SPUD 1581 which would allow development of three vacant lots situated at N.W.30th and Hudson. The lots are within Jefferson Park, a neighborhood subject to an HL overlay district. The land is presently zoned R-2. Applicant proposes a multi-family residential structure with at least 20 units. The proposal is opposed by Jefferson Park and by Edgemere Park, the HP district to the immediate north. Applicant's Design Statement reflects a project which is clearly out of scale with surrounding properties in terms of density and height. It also presents intractable parking issues implicating public safety. Also, the application gives rise to legal questions concerning compliance with governing ordinances. The Commission will hear the application for a second time on February 8, 2024.

II. Legal Requirements for a SPUD

Zoning by planned unit development is authorized by statute, see, i.e. 11 Okla. Stats. Sec. 43-111 and implemented by the PUD ordinance, see Sec. 59-14100 et seq., Oklahoma City City Code. Among the several purposes of PUD zoning is to encourage innovative land development while maintaining "appropriate limitations on the character and intensity of use" and "assuring compatibility with adjoining and proximate properties," see Sec. 59-14100.1. The provisions of a PUD or SPUD must accomplish certain objectives, including minimizing adverse effects on surrounding property, the character of the neighborhood, traffic conditions and parking. Infill development such as that proposed here must be compatible and harmonious with adjacent uses, see Sec. 59-1499.2. Importantly, a SPUD is a planning tool not to be used to circumvent other policies, Sec. 59-14003(B). Density should be at a scale compatible with adjacent developed neighborhoods, Sec. 59-14200.2. Amenities should be included and where density is to be increased to promote economy of development, usable open space should be furnished (not merely a parking lot). Sec. 59-14200.4(B). Site design should complement existing development on adjacent properties Sec. 59-14200.4(C).

SPUD 1581, as drafted, fails to meet the foregoing elemental standards. The proposed apartment building does not minimize adverse effects on the area. Instead, it offends the character

of the neighborhood and increases undesirable parking and traffic conditions. It is incompatible and out of harmony with its surroundings. Essentially, the SPUD is being used to circumvent other policies, particularly those favoring historic preservation. There are no amenities planned. In fact, neither the Commission nor the Protestants know what the ultimate structure will look like. (At the last hearing, Applicant's lawyer, David Box, put onscreen a depiction of a building and declared it is not what the proposed building will look like). Applicant's failure to comply with fundamental PUD requirements should result in a recommendation for denial.

III. The Historic Preservation Regulatory Scheme

Oklahoma City is by law committed to the preservation of the historical, architectural, cultural and aesthetic features of the city. See Sec. 59-7250.1 of the OKC City Code. The purposes of the historic preservation ordinance, among other things, includes establishing and preserving property values and to insure the harmonious, orderly and efficient growth of the municipality. See Sec. 59.7250.1 of the Code. The Historic Preservation Commission is empowered to enforce the preservation regulatory scheme, see Sec. 59-3300.1 of the Code. Its principal duty is to hear applications for a Certificate of Appropriateness seeking changes to structures within an HP District or an HL Overlay District, such as Jefferson Park see Sec. 59-4250.3(C)(6); Sec. 59-4250.4.

We find no provision in the ordinances governing historic preservation which authorizes, allows or assigns to the Historic Preservation Commission the duty to review and make a recommendation regarding an application for rezoning such as the instant SPUD. Yet, staff accepted the application, and the HP Commission held a hearing on it. Staff recommended approval of the application subject to certain specific findings and conditions, see p.5 of the Staff Report dated January 3, 2024. The HP Commission, for the most part, agreed. We think the result of the process was in error, but nonetheless, staff identified some of the central issues the SPUD presents: the proposed height is in excess of that allowed by the base zoning, R-4; the Historic Preservation Guidelines require that new construction align with heights on the same block, in this case mostly low rise bungalows. The proposed setbacks are less than R-4 zoning requires. Open space under R-4 is 40%, with no maximum lot coverage; Applicant wants 20%. Applicant proposes only one parking space per dwelling unit, clearly insufficient (Applicant may concede one and a half). The Planning Commission should consider these matters as well.

IV. Resolution

We represent Mr. and Mrs. William White, who reside on N. Harvey Parkway in Edgemere, within 300 feet of the subject property. Our clients do not oppose infill development, nor do they object to development of the subject property for multi-family use. They simply insist that any such development comply with applicable historic preservation ordinances and any other relevant law.

In order to settle the dispute between the developer and the neighborhoods of Edgemere and Jefferson Park, the proposed SPUD must be designed to complement nearby properties, not offend them. The process should begin with a reduction in the number of dwelling units, from 20 to no more than 12. Under R-4, the developer could build three (3) quadraplexes for a total of 12 units and, if properly planned, sufficient space for off-street parking. A good architect could design the exterior to be compatible with the other historic structures in Jefferson Park.

V. Conclusion

Perhaps the most worrisome aspect of the instant SPUD application is this: if it is approved, it will set a precedent for inappropriate infill development throughout HP neighborhoods. The proposed SPUD would circumvent the public policies which underpin the City's historic preservation regulatory scheme. This case can be settled if the developer is reasonable; otherwise, we must request the application be denied.

Yours very truly,

Eric J. Groves
Groves & Associates

Johnson, Thad A

From: Matt Guillory <guillory.matt@gmail.com>
Sent: Friday, January 5, 2024 10:00 AM
To: DS, Subdivision and Zoning
Subject: for the Planning Commission: regarding 408 NW 30th Street (SPUD-01581)

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

Please accept this communication related to the proposed development at 408 NW 30th Street (SPUD-01581). I am the property owner of 401-409 NW 30th street on the NW corner of 30th and Hudson, an immediately adjacent property to the proposed development at the SW corner of the same intersection.

Though I look forward to a better future use of the property in question, **I must oppose the proposed SPUD as written. However, a development with more appropriate residential density would be very welcomed in this location.** The site has been in disrepair for well over a decade. Taking that into account, the fact that the last owners were bad stewards of the property, as well as bad neighbors to the surrounding community, does not justify compromising the standards to which the newly proposed development is held. What I heard from the surrounding community at the Historic Preservation (HP) Commission is a desire for the city to not relax the parking nor exceed the density standards of the applicant's requested R-4 zoning. Doing so would allow an inappropriately scaled development at this location. I'm asking this commission to set clear and unambiguous limits that require the developer to be considerate of surrounding residences and businesses, specifically when it comes to density and parking.

The submitted SPUD is upfront about the developer's desire to shift the burden for accommodating the parking demands created by this development. As the SPUD is written, that burden would be shifted from the developer to the neighborhoods surrounding the proposed development. Section 7 of the SPUD states, "*A minimum of one parking space per dwelling unit shall be provided. Street parking will count towards the total parking count for the development.*" **The recommendation from the HP Commission is that the parking requirements under the city's code not be compromised in the SPUD that is ultimately approved. I urge this commission to make the same recommendation to City Council.** Even then, honoring the city's residential parking requirements would not accommodate the potential parking demands of visitors and clients for some of the proposed uses included in the SPUD.

The 27 unit proposal is not only significantly greater density than what the current zoning or the new base zoning would allow, it is significantly greater density than can be accommodated by the size of the land and surrounding historic neighborhoods. **The recommendation from HP Commission is for the total number of units to be significantly**

decreased. I urge this commission to recommend setting that number at 16, the amount of units that would be allowed under the requested base R-4 zoning being proposed by the applicant.

The applicant is not only requesting a change of base zoning to R-4, but is also asking for a SPUD to further alter the requested denser zoning. The purpose of a SPUD is to make appropriate adjustments to the aspects of a base zoning that are not practical for the site in question. With that in mind, there are admittedly aspects of the proposed base R-4 zoning that would not be practical for this historic neighborhood's location. For example, the percentage of open space and setbacks required in the base R-4 zoning would not be practical for an infill development in a historic district. It would be completely appropriate to recommend approval of a SPUD that makes these types of limited and targeted adjustments that allow it to adhere to HP design standards for a historic district infill lot. **However, the density and parking requirements are aspects of R-4 base zoning that are appropriate for this location. Therefore, neither density nor parking standards should be altered from the base R-4 zoning being requested by the applicant.**

The city has a significant investment in the development of the zoning code, as well as a vested interest in consistently administering that code. Being a good steward of the city's interests requires the deviations from the base zoning to be done with restraint. SPUDS create permanent carve-outs from the zoning code, and logic dictates that these perpetual legal exceptions should be evaluated with two guiding principles in mind. First, SPUDS should only be granted when absolutely necessary to satisfy the city's strategic interests. In this case, a SPUD allowing for a reduced percentage of open space and adjusted setbacks is consistent with the city's larger goals as they relate to increased density infill development in historic districts. Second, when a SPUD is appropriate, it should be approved with as few exceptions to the base zoning as necessary to complete the project in a way that satisfies the city's standards for the location. In this case, approving a SPUD that increases the density, even beyond the already increased R-4 base zoning being requested, would be granting exceptions that are unnecessary. **In addition to being unnecessary to meet the city's historic design district goals, allowing a SPUD to supersize the requested R-4 base zoning would place an undue burden on the neighbors in the surrounding historic districts.**

The SPUD specifies the total number of units without ever specifying the size, configuration, or use of the units, nor does it address the ratio of the different types of units listed in the SPUD. (The applicant removed the original inclusion of: Eating Establishments: Sitdown; Eating Establishments: Sitdown, Alcohol Permitted; and Retail Sales and Services: General.) Based on what would be still allowed under the requested SPUD, the 27 proposed units could be: Dwelling Units and Mixed Uses; Live/Work Units; Multiple-Family Residential; Single-Family Residential; Three – and Four- Family Residential; Two-Family Residential; or Administrative and Professional Offices. These various residential and commercial uses all bring with them different parking demands, traffic flows, and standard use patterns. **The recommendation from the HP Commission is for a reduced number of residential units, without the inclusion of commercial uses. As**

stated above, I urge this commission to set that number of residential units in line with the applicant's proposed base zoning (16), but I also ask that this commission honors the recommendation of the HP Commission and restrict those units to residential use only.

Allowing the SPUD to expand the requested base R-4 zoning to include commercial activity, such as mixed use and administrative or professional offices, would be another example of approving a SPUD with exceptions to the base zoning that are too liberal. A restrained SPUD that only deviates from the base zoning where necessary will both protect the integrity of the city's zoning landscape and respect the interests of the new development's preexisting neighbors.

With appropriate restrictions, I am confident that this development can be a net positive for the neighborhood and the city. **The HP Commission will review the design, once completed, and ensure the project is appropriate in form. I ask this commission to make SPUD recommendations to the City Council that also ensure that the project is appropriate in function.** If not, the HP Commission's hands will be tied in the future, and however aesthetically pleasing a project is, if it is inappropriately scaled, it will be a net negative for the neighborhood and the city. Allowing a SPUD that either reduces the parking required or expands the density and uses allowed under the applicant's requested enhancement to R-4 base zoning would allow a project that is inappropriate in function.

Allowing 16 units on 3 residential lots is already a significant expansion of the zoning that was in place when the applicant purchased the property. Expanding the density more than that would be beyond what the applicant should have reasonably expected when planning this development. Similarly, recommending approval of a SPUD that shifts the burden for parking onto the established neighborhoods surrounding the new development would be inequitable.

The requests listed above are not in conflict with increasing the density of the property in question. It would allow 16 residential units on a property that has historically had zero. We simply request that the approval of this SPUD be done with some restraint, and in a way that allows property owners across the city to feel confident that the city is not going to approve a SPUD in their neighborhood that transforms three historic R-2 lots into a permanent zoning carve-out that exceeds R-4 density.

At the HP Commission meeting, the attorney for the applicant stated that if the neighbors don't like the density of the urban core, they should "move to Deer Creek". I would suggest that this argument is factually misleading. This is a historic residential neighborhood made up of mostly smaller bungalows and small duplexes/triplexes, especially in the north end of Jefferson Park, where the proposed development is located. It is not Midtown or Downtown. The location is in reasonable proximity to the urban core, but is not in the heart of the urban core. This is the very thing that makes the Jefferson Park and Edgemere Park historic neighborhoods appealing to young families. An increase of density for this property is appropriate, but only up to a point. **Developers interested in building projects with density exceeding R-4, can easily select an appropriate property on which to build that level of density.** Selecting a property in a low density historic

district and then proposing changing the character of the neighborhood fails to appreciate the nature of what is being protected in our city's historic neighborhoods. When the property owners, residents, and proprietors of those historic neighborhoods object to such a proposal, they should not be blamed nor shamed for trying to preserve the character of the neighborhood in which they have invested and set down roots.

Thank you,
Matt Guillory

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 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

Johnson, Thad A

From: Sandra Harrison <oxnard1969@gmail.com>
Sent: Friday, January 5, 2024 8:52 AM
To: Yetter, Angela D; Friddle, Kathryn M; DS, Subdivision and Zoning; Ward2
Subject: Opposing SPUD 1581 Rezoning

Some people who received this message don't often get email from oxnard1969@gmail.com. [Learn why this is important](#)

Councilman Cooper and Commission Staff:

As a resident of Edgemere Park neighborhood since 1995 I am strongly opposed to the SPUD proposal 1581 rezoning to R4. I would welcome a smaller development for multifamily on the lot at 408 NW 30th under its existing R2 zoning. The current R2 zoning honors the surrounding neighborhoods historic character. The proposed complex would be the only 3 story multi family complex for a mile in any direction. A 2 story complex would be in keeping with the neighborhoods historic character. Parking is also insufficient as proposed for 3 story complex even when street parking is included. I purchased my first home in Edgemere Park in 1995 at 209 31st street because of the historic nature of the area and the guidelines imposed by owning a home in an historic preservation district governed by the City. Please don't let this zoning proposal for R4 be approved.

Thank you for noting my concerns.
Sandra Benischek Harrison
3600 N Harvey Pkwy OKC 73118

Johnson, Thad A

From: Hollopeter, Shawn <shawn.hollopeter@okstate.edu>
Sent: Tuesday, January 2, 2024 8:38 PM
To: DS, Subdivision and Zoning
Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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

January 2, 2024

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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 my wife Stacey and I have been invested in preserving the unique character and charm of our neighborhood since we moved here in 2017.

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 threaten 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 150ft away from the proposed development, I strongly urge the Planning Department 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 of Oklahoma City Planning Department will make decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Shawn Hollopeter

3021 North Harvey Parkway
Oklahoma City, OK 73103
shawn.hollopeter@okstate.edu
918-519-3128

January 1, 2024

Subject: Opposition to SPUD-1581 — 408 NW 30th Street

Historic Preservation Commissioners:

We moved to Edgemere Park in 1997, first living in a 1927 Tudor Revival home for 11 years, then building our present home on a vacant lot in the neighborhood at NW 30th and Harvey Parkway that had never been built on. We understood the responsibility to build something that was in character with the two neighborhoods we bordered, hired an architect with historic preservation expertise and took great pains to design a house that was compatible with structures on both sides of NW 30th considering the height, massing, and detailing. Located directly across the street to the north of the proposed development site, we are one of numerous single family and duplex residences most affected by this proposed project.

As our home is infill development, we are obviously not opposed to the prospect and believe it is a positive thing for neighborhoods— when it is done thoughtfully and with serious consideration to what already exists in the area and, in this case, has existed for 100 years. However, the proposed project has been designed without any consideration for it's surroundings and we want to address our concerns that result from that lack of sensitivity.

Traffic and Safety Concerns

The configuration of the streets bordering the proposed development site is unusual and has a history of serious accidents, which we attribute at least partially to increased activity in the Paseo and at NW 30th and Walker and to increased speeds of that traffic. Hudson Avenue does not align continuously from south to north, but jogs at 30th Street creating two T-intersections terminating at NW 30th.

In 2014 a drunk driver traveling at a high rate of speed north on the east portion of Hudson failed to stop at the stop sign and drove his truck into our house (photos attached). The damage was so extensive that we were forced to move out of our home for nine months while it was reconstructed. Following that incident, as a preventative measure we had a retaining wall constructed at our south property line.

The next accident about two and half years later involved the police chasing four people in an SUV (photos attached). The driver of the SUV traveling at a high rate of speed crashed into our retaining wall killing one of the passengers and seriously injuring the others. We had the retaining wall reconstructed and requested the City install warning signage to alert drivers that Hudson terminated there.

In addition to these very traumatic accidents, there have been numerous others: a pickup traveling east on 30th Street rolled several times and landed in our side yard, a vehicle traveling

east on 30th Street hit the wood utility pole in our yard snapping it in two downing the power lines and preventing us from using our driveway, and the same utility pole was hit again in a separate accident. Another driver traveling east on 30th Street, crashed his car into a large Sycamore tree in Sparrow Park.

These events illustrate the traffic and safety problems that are already happening along the short stretch of NW 30th near Hudson and that will likely be exacerbated by the increase in density, traffic congestion and parking that will come with the proposed development.

Master Design Statement Elements

Many of the elements included in the Master Design Statement seem intended to circumvent Historic Preservation design guidelines and will have an adverse effect on the neighborhoods. Additionally, there are several discrepancies between the Staff Report and the MDS which results in some confusion as to what is being requested.

Following are specific objections to the proposed Master Design Statement, many of which are requested exceptions to the R-4 zoning and Historic Preservation Guidelines:

I. Special Development Regulations:

1. Permitted Uses

The applicant is requesting R-4 General Residential District, but also wants exceptions to the uses allowed. Uses requested that are not allowed in R-4 and certainly not allowed in Historic Districts include Murals, Dwelling Units and Mixed Uses, Live/Work Units, Administrative and Professional Offices, Eating Establishments: Sitdown, Eating Establishments: Sitdown, Alcohol Permitted, Retail Sales and Services: General. In addition, Three- and Four-Family Residential is not a permitted use in HP Districts and Multiple-Family Residential is only allowed by special exception.

The commercial uses (Eating Establishments, Retail Sales and Services) especially should not be allowed. This is commercial encroachment into the residential neighborhoods. It is already happening with the C-3 properties west of the subject site, but it needs to stop there. It is not justification for further commercial uses along NW 30th.

2. Maximum Building Height

Another exception request by the applicant. There is no justification anywhere for the requested 3 stories/40 ft building height– not in the current base zoning (2.5 stories/35 ft), the proposed zoning (one story when abutting a historic district) or the HP Guidelines (should align with the range of heights in the same block). The base zoning district height regulations when abutting HP and HL should apply along all property lines to ensure compatibility with the surrounding structures.

4. Maximum Number of Buildings

One huge building on this site will be overpowering and completely incompatible with the rest of the neighborhood structures. This is a discrepancy with the three building maximum discussed in the Staff Report. Consideration should be given to the configuration of the three lots currently making up the site. Aligning with those would contribute to the rhythm and pattern of the block.

5. Density

Another exception request. The density proposed in the MDS far exceeds present density in these neighborhoods, exceeds density in the proposed R-4 zoning, and even exceeds the density in planOKC. With an inadequate number of parking spaces, the addition of 27 units will result in street parking issues, traffic congestion and decreased safety. The site is at the T-intersection of NW 30th and Hudson, which as we stated earlier is prone to accidents.

As noted in the Staff Report, “the density as proposed may contribute to a built form that is incompatible in height, setback, lot coverage, or other characteristics”. Attempting to build a structure for 27 units on this site results in a design that in no way complies with the HP Guidelines, requires the developer to have so many exceptions to the R-4 zoning (not to mention HL, HP) that it can’t possibly be an asset to the neighborhoods, but will detract from the historic character of both Jefferson Park and Edgemere Park.

6. Building Setback Lines

Another exception request. The setbacks requested are less than the proposed base zoning. For compatibility and continuity with the existing structures surrounding the site, all setbacks for new construction should align with the range of setbacks on the block as specified in the HP Guidelines. Moving the structure north of the north setback, closer to the street, creates an even more imposing, dominant building and breaks the rhythm of the street. Even if the setback of the Education Building of the former church was 5 feet, it was a much smaller building (perhaps 40 feet wide) than the proposed structure which extends the entire length of the north lot.

8. Landscaping

Vegetative screening and tree requirements should not substitute for other City of Oklahoma City Landscape Ordinance requirements. This is another exception request.

9. Signs

9.1 Freestanding Accessory Signs

Another exception request. No commercial use and signage should be allowed in the historic districts or in the SPUD. This will absolutely detract from the character of the historic districts and is not supported in the HP Guidelines.

9.2 Attached Signs

Another exception request. Attached signs should be in accordance with HP regulations. No commercial use and signage should be allowed in the historic districts or in the SPUD. This will

absolutely detract from the character of the historic districts and is not supported in the HP Guidelines.

9.4 Electronic Message Display Signs

Another exception request. Historic Preservation Guidelines do not support the use of electronic display signs and should not be allowed. This site is surrounded by residences and neighbors, including those residing in this project, should not be subjected to electronic signs flashing in their windows.

II. Other Development Regulations:

1. Architecture:

Another exception request. All materials should be compliant with the Historic Preservation Guidelines section on Exterior Materials at New Construction. EIFS (Exterior Insulation Finish System) is not allowed in historic districts according to the HP Guidelines and should not be used.

2. Open Space

Another exception request. The applicant is substantially altering the built-to-open-space ratio of the surrounding properties and neighborhoods, which is not appropriate according to the Guidelines. The ratio should be consistent with surrounding properties. The applicant is requesting an exception to the proposed R-4 base zoning. Clarification is requested on whether the open space percentage includes parking.

4. Covered Patio

Since this is not depicted on the renderings (which we know we should not rely on anyway), a more detailed description would be appreciated. Does this run the length of the one building in the SPUD or only at certain places along the building? Is it attached to the façade? It would extend 5 feet to the property line? That would be going beyond the historic setback.

5. Site Lighting and Other Site Standards:

Another exception request. If the building were constructed with a setback aligned with properties to the east and west, the existing sight triangle would work and would not need to be adjusted. Maintaining a generous sight triangle is essential to ensure safer traffic flow from Hudson onto NW 30th.

7. Parking:

This is another exception request. One space per unit is completely inadequate. City parking regulations would require 45 spaces for 18 one-bedroom units (1.5 spaces/unit) and 9 two-bedroom units (2 spaces/unit). This is an assumption of the number of one- and two-bedroom units from looking at the plan drawings.

Staff is incorrect that “the lack of adequate parking does not typically impact the physical character of a property or district”. Obviously, they don’t live here. A lack of parking impacts neighbors and the aesthetics of the neighborhood. It is also a safety issue when cars are parked on both sides of the street and moving vehicles only have a single lane. Access by emergency vehicles is impeded by street parking.

Only limited street parking is available. NW 30th is dangerous to park on and it is not done. NW 30th has higher traffic volume at higher speeds. Parking on N Hudson could potentially narrow the street to one lane and cause congestion from the intersection going south.

9. Drainage:

Consideration should be given to the aging infrastructure in this area, which was designed primarily for small, single-family homes. The proposed increased density has the potential to cause drainage and/or other infrastructure problems.

According to Section 59-14100.1 of the City’s Municipal Code, one of the purposes of a SPUD is to “Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use and assuring compatibility with adjoining and proximate properties.” In Section 14100.2. Goals and Objectives, the SPUD should “Minimize adverse effects upon surrounding property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.” In addition, it should “promote infill development that is compatible and harmonious with adjacent uses, both existing and planned.”

As proposed, the development fails to meet the City’s purpose, goals and objectives for a SPUD.

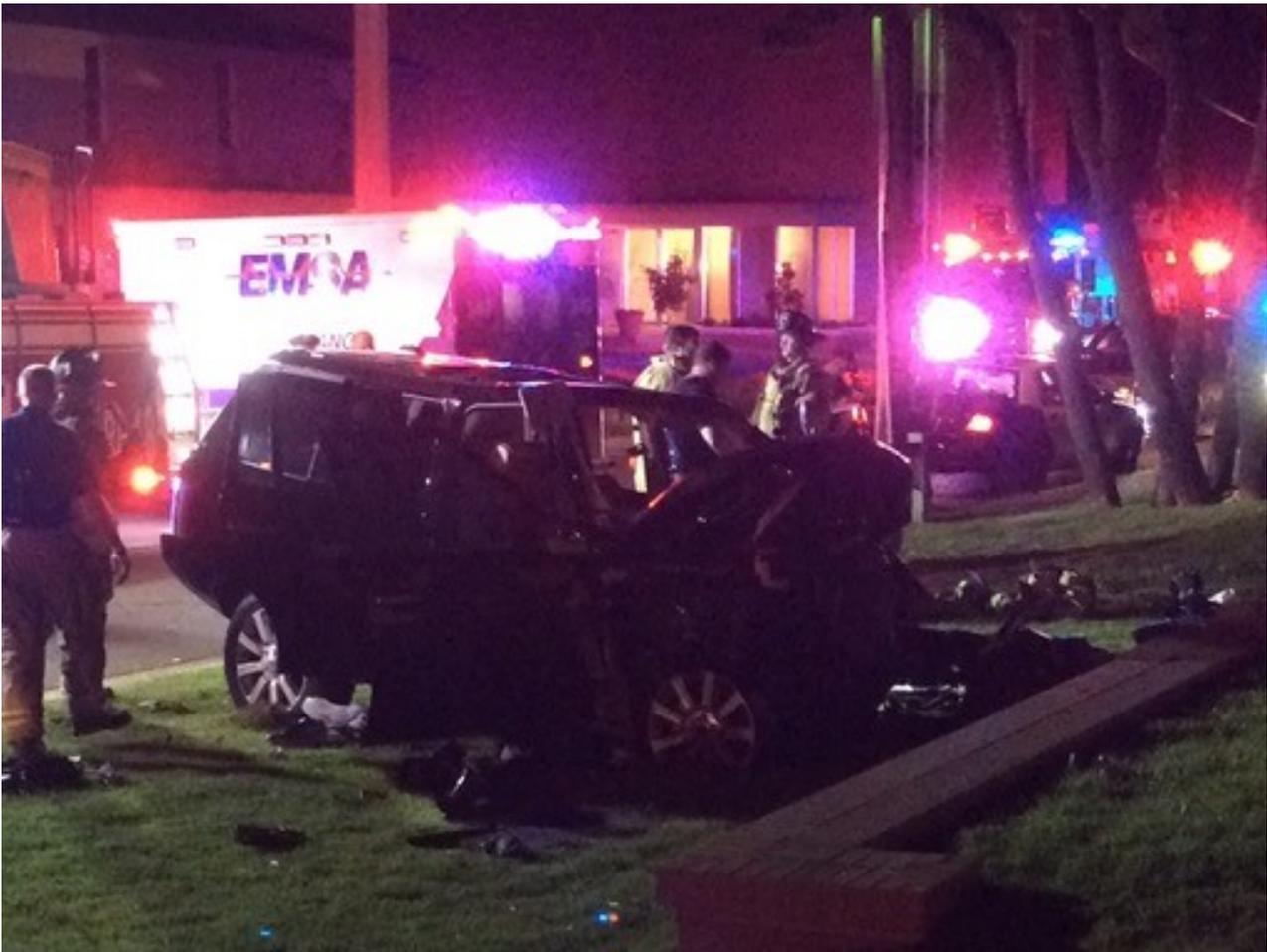
We suggest the applicant develop what he purchased. The applicant bought three lots – each 50 ft by 140 ft zoned R-2. There are several styles of duplexes in Jefferson Park and Edgemere Park that would serve as inspiration for compatible development that would contribute to, and not detract from, the character of the neighborhoods.

Jann and Terry Hook
3101 N Harvey Parkway













On Jan 5, 2024, at 8:30 AM, Johnson, Thad A <thad.johnson@okc.gov> wrote:

The protest letter was an attachment. The photographs were embedded in the email sent. We need the photographs as an attachment to the email (.pdf file).

TO: Oklahoma City Historic Preservation Commission

FROM: Heritage Hills (Historical Preservation, Inc.) Design Review Committee

MEETING DATE: January 3, 2024

Comments from the neighborhood.

C-23-72638 at 416 NW 29th Street

Although this is outside the boundaries of our neighborhood, Jefferson Park brought this property to the attention of the Alliance of Historic Neighborhoods and asked for our input. We concur with Jefferson Park that the property has been so badly damaged by inappropriate and unpermitted alterations, as well as years of neglect, that the historic integrity of the structure is gone, and demolition should occur. This is also the position of staff. It is very unfortunate that this has happened and illustrates the importance of code enforcement in the district. The damage would not have occurred had the ordinance been followed over the years regarding modifications and maintenance at this address. We must do more to enforce the code in these situations before it reaches this point.

HPCA-23-00136 at 620 NW 18th Street

This is also outside of our area, but demolitions in the district continue to be a concern among all the historic neighborhoods. We concur with staff that the structure can be saved and need not be demolished, though there are clearly non-historic parts of the building that need to be addressed.

HPCA-23-000147 at 108 N.W. 19th Street

All of this work was done without a permit despite neighbors notifying workers that such work requires a certificate of appropriateness. The neighborhood is opposed to replacing original wooden windows. The ordinance is clear that windows should be preserved, and these windows are not beyond repair. Those that have been removed were not beyond repair and should be reinstalled. They were generally intact and operational, with little rot except needing ropes, which are easily replaced. We have seen many other buildings in the district with windows in worse condition that have been preserved with proper repair. The windows that were removed and placed in a dumpster (which broke most of the glass) were salvaged by neighbors and then given back to the workers weeks later after they were cited by the city. Historic windows should not be filled in, particularly on a side visible from the street. Storm windows are always an energy saving alternative.

The pergola is not correct for this part of the neighborhood and was placed on the pad where the detached garage was historically. There are no other pergolas nearby. Construction was completed following notification from the city to cease work and obtain a permit. A non-historic carport violates

the ordinance and should be removed, not improved. There have been multiple code complaints about this property over months. The siding removed was redwood and should be replaced in kind. The owners knew this was in the historic district and required permission for external changes. There is a marker easily visible from the front porch. We urge denial of the application and restoration of the dwelling.

HPCA-23-00150 at 501 NW 15th Street

In the October meeting, when this first came up, the neighborhood supported the staff recommendation for a continuance. The fence had been installed without a permit or certificate of appropriateness. It was then “denied with prejudice” by the Commission on a 6 to 1 vote (Case HPCA-23-00119). Now a new application comes before the Commission. All this time and trouble would have been avoided if the owner had followed the ordinance and received a permit before building. This fence is imposing and highly visible in the neighborhood. The neighborhood is not opposed to the stucco pillars or placement of the fence in a historic location. However, there should be some explanation about how this application is different from the October application, which was already denied, as the fence appears to be unchanged. It is important for the Commission to be consistent as every action sets a precedent. The neighborhood believes the term “unique circumstances” is often overused. An overly tall wooden fence is not unique, and shorter, more transparent fences were much more common historically in the neighborhood over the last 100 years.

HPCA-23-00162 at 112 NW 15th Street

The neighborhood supports the staff recommendation for a continuance. More information is needed.

It appears that neighborhood concerns about excessive parking have been partially addressed by having a two-car garage in all units. Street parking at night is nearly impossible on this block in the evening. The units appear to have three bedrooms, an office, and four bathrooms. They could easily be occupied by individuals with more than two cars. Cars are already being parked across Robinson in the St. Luke’s parking lot from the Aberdeen apartments across the street from this building.

A trash dumpster will be needed at this location, and the ordinance requires screening. Screening should also be done for mechanical units, particularly as these will be visible from the street and alley. More information is needed on fencing. The lot coverage exceeds the 50% limit that is typical in residential areas. Buildings on the block with basements will be impacted by excessive lot coverage. Basement flooding is already a problem in the area and all new construction needs to consider lot coverage and drainage issues carefully to avoid worsening the situation. This lot has been vacant for years and has acted to absorb heavy rains in the past. We urge the applicant to specifically address drainage issues and mark sure all water moves toward the street and not toward the neighboring buildings.

SPUD-01581 at 408 NW 30th Street

The neighborhood concurs with Jefferson Park and Edgemere Park on this application.

The lot coverage exceeds what is typical in residential areas, and the lack of sufficient parking will push cars onto an already congested street. Buildings on the block with basements will be impacted by excessive lot coverage. The setbacks do not follow the rest of the block and the building needs to follow existing setbacks of adjacent structures. The ordinance specifically requires compatibility in this regard. The building should also be limited to two stories. There are no nearby three-story buildings. The Commission needs to be consistent in enforcing these rules. A SPUD should not be used for over building on a lot or violating the Historic Preservation Ordinance. There are three lots here zoned for duplexes. This is what should be allowed on this property. Non-conforming uses by a demolished church should not be used as precedent.

HPCA-23-00115 at 2522 N. Shartel Avenue – Board of Adjustment

The neighborhood will send a communication to the Board of Adjustment supporting the decision of the Commission in this matter. A great deal of time and effort was expended by the Commission at the last meeting on this matter and the Board of Adjustment should not re-examine this case which was fairly adjudicated according to the ordinance. We continue to try and reach the owner to connect them with a possible purchaser who will preserve the historic structure. There are other options to demolition.

JEFFERSON PARK NEIGHBORS ASSOCIATION

PO BOX 60612 OKLAHOMA CITY OK 73146



December 30, 2023

Historic Preservation Commission
City of Oklahoma City

To: Commissioners

Re: 416 NW 29th Street Case Number: C-23-72638

Please be advised that Jefferson Park Neighbors Association is very much in favor of the above single family residence being demolished. This property has been neglected for over a decade with no attempt from the property owner to address any of the neighborhood concerns for appropriate maintenance. There is no historic significance for this building.

The neighborhood has been negatively affected by this dilapidated building that has lowered property values and has adversely affected the neighbors for years.

This is one of the rare instances that Jefferson Park encourages the demolition of a structure. Years of neglect cannot be reversed on this building and the only relief is demolition.

David Bigham

David Bigham

President

Jefferson Park Neighbors

JEFFERSON PARK NEIGHBORS ASSOCIATION

PO BOX 60612 OKLAHOMA CITY OK 73146



December 30, 2023

Historic Preservation Commission
City of Oklahoma City

To: Commissioners

Re: 408 NW 30th Street SPUD-01581

Please be advised that Jefferson Park Neighbors Association is opposed to multiple specifications found in the above referenced SPUD application.

Jefferson Park has many multi-unit buildings that have been in the neighborhood for over a hundred years. The apartment buildings in Jefferson Park were originally built to house workers in the early 1900's and are some of the prettiest apartment buildings in the city. The mix of historic single-family bungalows, duplexes, quadplexes and eightplexes has shaped Jefferson Park into a diverse, thriving neighborhood. Our existing multifamily buildings have features and setbacks that match the adjacent structures and blend in well with single-family homes. I cannot think of a single building in Jefferson Park that is more than one story taller than adjacent structures. The above spud specifies a density that would put three-story structures next to single story bungalows. These three-story structures would dwarf the neighboring bungalows creating an undesirable street scape and casting a large shadow that would last into late morning for its neighbors.

Parking is an issue in Jefferson Park and any new project should include sufficient parking as per the guidelines and not rely on street parking to satisfy the requirement. The living units in this spud rely on street parking to meet their requirements, plus the SPUD also allows commercial usage including sit down eating, alcohol and retail sales as permitted occupancies. Parking for these uses must also be included if they are allowed. Many guests and customers of this project will undoubtedly drive to the property and it is not fair to rely on the neighborhood streets for parking.

In summary, the SPUD will allow for new construction that will dwarf the surrounding dwellings and take away from the 100 plus year character of the existing single family, duplexes and quadplexes that exist in Jefferson Park. The height and set backs are against HP guidelines as referenced in this section of the HP guideline: ***Development or redevelopment of vacant lots must respect the historical development of property and district in terms of lot size and relationship between public and private spaces.*** The size proposed for these buildings will definitely interrupt the rhythm of the street and have a strong negative affect to the visual elements of the neighborhood.

David Bigham

President, Jefferson Park Neighbors

From: [Tammy Donnell](#)
To: [cpud](#)
Subject: Spud-01581
Date: Monday, January 1, 2024 3:56:04 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello, I would like to express my disapproval of the proposed development on the corner of N.W 30th and Hudson, 408 N.W 30th. This is too large of a development for a small historic piece of land. The historic homes around it will be overshadowed by it and there will not be enough parking. Noise will be a problem. Please vote against this proposed SPUD.
Thank you.

Daniels, Keith

From: Ann Parrish <[REDACTED]>
Sent: Wednesday, December 27, 2023 1:48 PM
To: Friddle, Kathryn M; Yetter, Angela D
Subject: SPUD-01581

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

Dear Ms. Friddle and Ms. Yetter,

I own and live in a home on 32nd Street in Edgemere Park. I would like to voice my opposition to the current SPUD-01581 application to develop the corner of NW 30th and Hudson St. into a 27-unit housing complex.

My objections are to the following issues in the application as it currently stands:

1. 27 units is a far greater density than the surrounding housing in the area.
2. The proposed parking is inadequate, and will result in more cars parking on the streets - specifically 30th Street, which is a major through-street and will be the closest place to most of the proposed units.

I believe it would be a better reflection of the area to reduce the number of units, increase the number of parking spaces to at least one per 1 br unit and 2 per 2 br unit, and provide more open space area. I think this would be a reasonable compromise between the current owners and residents of the neighborhood, the developers, and the historic nature and value of the area.

Thank you,
Ann Parrish
232 NW 32nd Street
OKC, OK 73118

Daniels, Keith

From: Denise Waters <[REDACTED]>
Sent: Monday, January 1, 2024 12:58 PM
To: Friddle, Kathryn M
Subject: FW: Proposed Development of 27-unit Apartment Complex at NW 30th and Hudson

You don't often get email from [REDACTED]. [Learn why this is important](#)

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Hello Katie,

I totally agree with Jann Hook, I oppose putting a 27-unit three story apartment complex at NW 30th & Hudson is not appropriate for our historic neighborhood. All of us living in a HP neighborhood have to comply with all the rules to preserve our neighborhoods original character. It would be inappropriate to put a large three story apartment complex in our beautiful historic neighborhoods. Not to mention inadequate parking for that many units. Parking is already a problem along our neighborhood streets. Please relay my opposition to the Historic Preservation Commissioners.

Regards,

Denise Waters

From: Jann Hook [REDACTED]
Sent: Tuesday, December 26, 2023 5:16 PM

Subject: Proposed Development of 27-unit Apartment Complex at NW 30th and Hudson

Dear Friends and Neighbors,

If you are not already aware, the site of the former church at NW 30th and Hudson is under new ownership and the owners are attempting to rezone the property from it's current R-2 (medium low density, like duplexes) zoning to R-4 (general residential district) by using a re-zoning tool called a Simplified Planned Unit Development or SPUD. The site is currently three lots, each 50 ft by 140 ft. The SPUD would allow them to develop the entire site with designs and uses not allowed in Historic Preservation districts. Specifically they are proposing to build a three story, 27-unit apartment complex with one and two bedroom units and only one parking space per unit. This is an exception to the City's parking regulations, which would require

them to provide 45 parking spaces for that number of apartments. Obviously they expect many of the residents and all visitors to park on the street. In addition, they are requesting an exception to permit encroachment into the sight triangle on the corner. The SPUD as they have written it would also allow commercial establishments (restaurants and bars, retail sales and services), none of which are allowed in HP districts.

There are numerous problems with this proposal including that it is completely out of scale with any existing buildings in Jefferson Park or Edgemere Park, has far greater density and far less open space than any other lots in the neighborhoods, and will cause parking and safety issues on the surrounding streets. This developer is attempting to get a return on his investment at the neighborhoods' expense.

This SPUD application will be on the Historic Preservation Commission agenda on January 3 and on the Planning Commission agenda January 11. The HP Commission is required to make a recommendation to the Planning Commission to approve or deny the application. This is the first step in the process. You can review the agenda and proposed plan on the City's public meeting portal:

<https://okc.primegov.com/public/portal>

SPUD-01581 is item VII. A. under Other Business. Click on the item and there will be a list of the supporting documents.

Widespread neighborhood support will be needed to defeat or modify the parameters of the SPUD's proposed Master Design Statement. If you believe this development is not compatible and detracts from the character of the Jefferson Park and Edgemere Park Historic Districts, please submit a letter of protest to Historic Preservation Commissioners. You can send by email to HP staff Katie Friddle kathryn.friddle@okc.gov and Angela Yetter angela.yetter@okc.gov at least 24 hours before the January 3, 2:00 pm meeting.

Thank you. Please let me know if you have questions and share with other concerned neighbors.

Jann Hook



Daniels, Keith

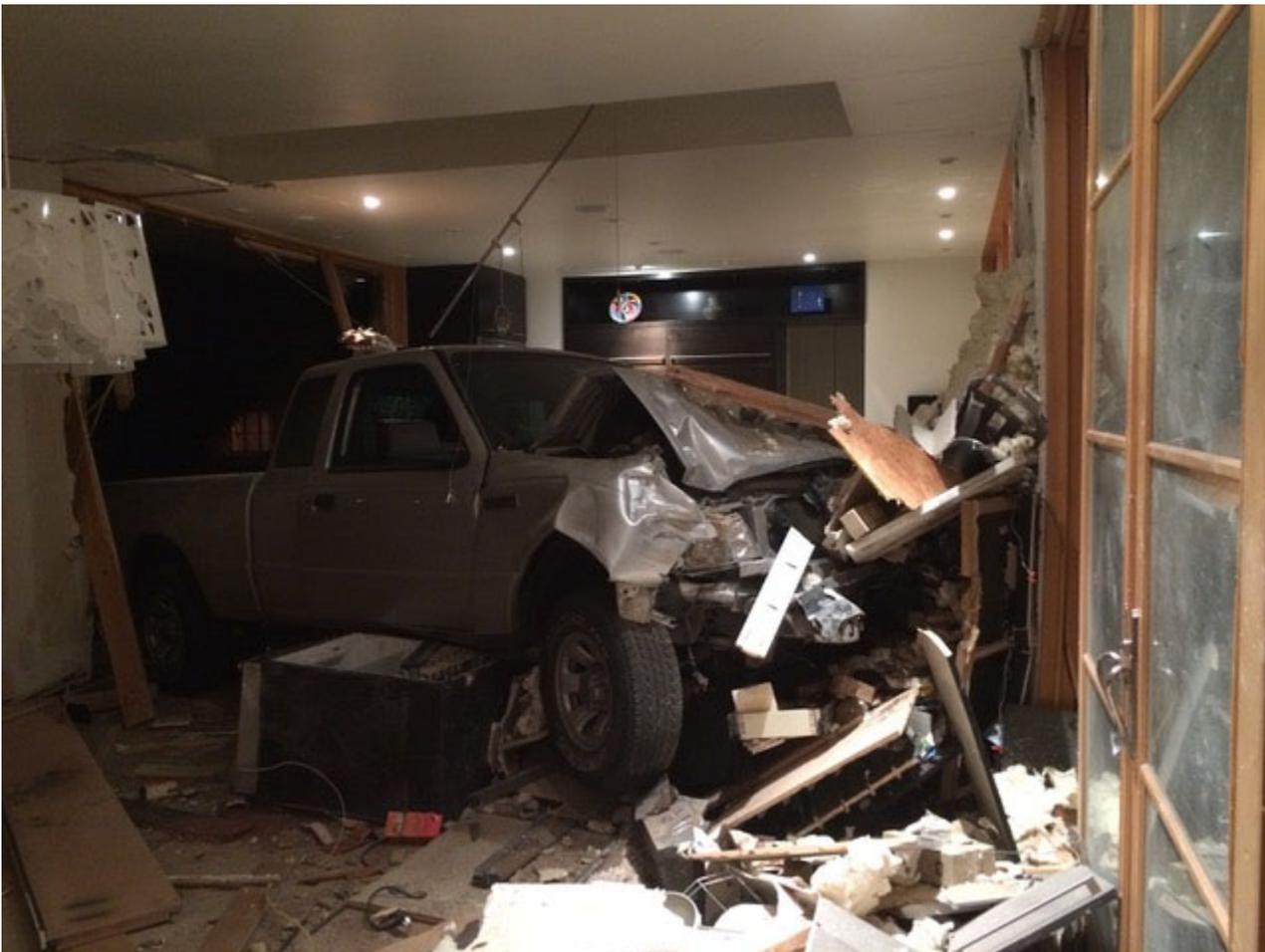
From: Jann Hook [REDACTED]
Sent: Monday, January 1, 2024 11:56 PM
To: Friddle, Kathryn M; Yetter, Angela D; DS, Subdivision and Zoning; Ward2
Subject: Opposition to SPUD-1581 at 408 NW 30th Street
Attachments: Opposing SPUD-1581 408 NW 30th.pdf

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Katie and Angela,

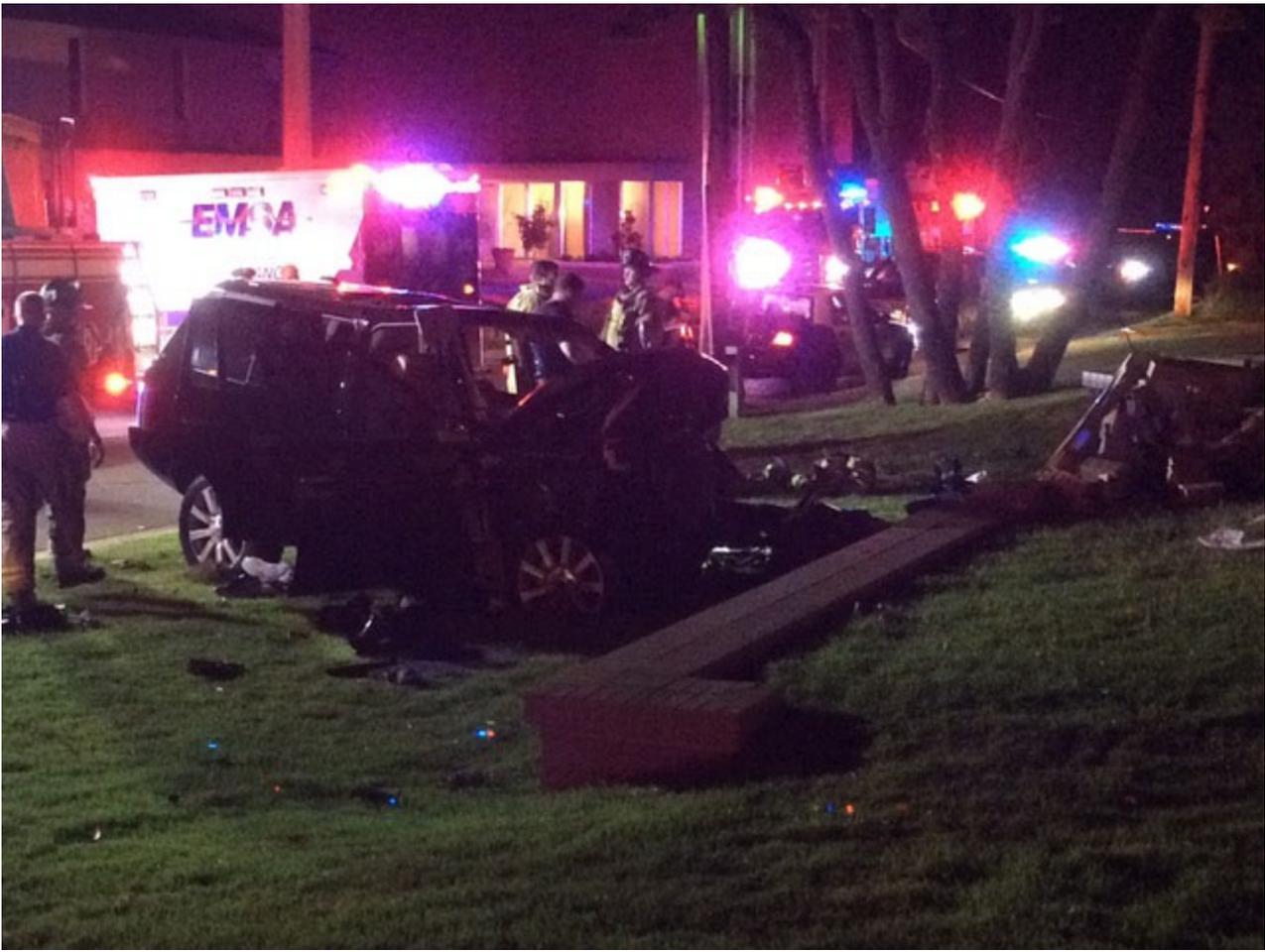
Attached is our letter of opposition to the proposed SPUD as well as some photos. Please distribute to the Commissioners.

Thank you,
Jann and Terry Hook
3101 N Harvey Parkway













Daniels, Keith

From: JoAnn Holden [REDACTED]
Sent: Friday, December 29, 2023 4:04 PM
To: Friddle, Kathryn M
Subject: Rezoning of area at NW30th and Hudson Ave.

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Katie: I am adding my voice to those who oppose the rezoning of NW30th and Hudson Ave to allow for an apartment building on that vacant site. Through the years much time and expense has been devoted to maintaining 'Edgemere Park as the mid-city treasure that it is, and this is not the first time that a developer has sought adjacent land for a commercial project, City planners have always rejected those offers.

Aside from the inappropriate look of a large building adjoining a neighborhood on the National Register of Historic Places, there is the matter of too many cars in too small a space. Trinity School occupies the old Edgemere Grade School building at 32nd and Harvey Ave. At school pick-up time cars are lined-up as far East on 30th Street as Harvey Parkway Blvd. (2 blocks going East of the school, running past the proposed apartment building). 30th Street is already busy with traffic and during the times when one lane is occupied by cars picking up Trinity students only one lane is left for moving vehicles. Add cars connected to the new apartments, and you would have a real traffic jam.

I have lived in Edgemere Park for 53 years...even before the Historic Preservation designation was achieved, and I know: even with that designation we cannot maintain the quality of our neighborhood without protective zoning, so please save us from this current applicant and vote NO on rezoning NW 30th and Hudson.

JoAnn Holden
3300 North Harvey Parkway

Daniels, Keith

From: Kelley Smith [REDACTED]
Sent: Saturday, December 30, 2023 8:48 AM
To: Friddle, Kathryn M; Yetter, Angela D
Cc: Lindsey Pever

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

Below I have captured an item of great concern that will be heard on the 1-3-24 meeting. In addition to not being historically proper, this project is completely out of scale with any existing building in Jefferson or Edgemere Park. It would cause parking and safety issues on the surrounding streets. PLEASE do not entertain this re-zoning proposal.

Thank you,
Kelley Smith
3208 N. Hudson Ave., OKC

VII. Other Business A. SPUD01581 at 408 NW 30th Street (Jefferson Park, Ward 2). Consideration and possible action on application by Kaitlyn Turner, Williams, Box, Forshee & Bullard PC, for SFR-WR LLC, to request a recommendation from the Historic Preservation Commission to the Planning Commission regarding a request to rezone the property at 408 NW 30th to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the R4 Residential District, Historic Landmark (HL) District, and Jefferson Park Urban Conservation Zoning District (UCD), except with the restrictions and uses as called out within the proposed SPUD

Daniels, Keith

From: Lindsey Pever [REDACTED]
Sent: Sunday, December 31, 2023 1:02 PM
To: Friddle, Kathryn M; Yetter, Angela D
Subject: Please deny SPUD 1581

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon, Katie and Angela,

I ask that my plea to deny this SPUD please be shared with the HP Commission ahead of the 1/3 meeting.

Even per the staff report, it is far more dense than it should be, too tall - taller than any building around this area, and there is a complete lack of adequate parking.

The staff report and the MDS conflict on several major issues, the setbacks are downright offensive to HP required setbacks, including the request to be exempt from the sight triangle! Why would we put human life at risk for the sake of a denser development? There have already been accidents in this area, including at least one that was fatal. This developer is completely attempting to circumvent the current zoning, the HP guidelines, and the Comp Plan. The very definition of SPUD in the code indicates it is use is not intended for nearly all of the elements of this proposed development, as described above.

I ask that Commission members please take a moment to drive north on Hudson and attempt to turn left (west) onto NW 30th St. Not only do the small trees currently in place block the view of someone trying to turn, but there are very often pedestrians-including runners, dog walkers, cyclists- in this area, as well as any number of cars either parked on the side of this narrow two-lane road, or, speeding down it. The situation is far worse on evenings and weekends.

It would be great to see a development on these lots that is appropriate in height, scale, design, setbacks, and one that respects, or even gives some - *any* - consideration to the Comprehensive plan, the zoning, and HP guidelines in place.

Sincerely,

Lindsey Pever
President, Edgemere Park Preservation Inc.

Daniels, Keith

From: Margaret Donnelly [REDACTED]
Sent: Monday, January 1, 2024 6:27 PM
To: Friddle, Kathryn M; Yetter, Angela D
Subject: 30th/Harvey

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Katie and Angela - this email was sent from Mary Monfort (3203 Harvey Pkwy) to me by mistake. Mary is out of the country and seemed to misunderstand that emails of concern should be sent to you. I'm forwarding it along.

Katie, please, please do not accept this SPUD application. There are way too many units, not enough parking and not adherent to HP regulations. I am totally against this development for many reasons. I am vacationing in Africa and got Jann Hook's email today. This is so important to the well being of our HP neighborhood.

Thank you,

Mary

Happy New Year to all of you, it is 8:00 PM in Zimbabwe.

Sent from my iPhone

Daniels, Keith

From: Mary Monfort [REDACTED]
Sent: Sunday, December 31, 2023 11:44 AM
To: Friddle, Kathryn M
Subject: SPUDE

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Katie, please, please do not accept this SPUD application. There are way too many units, not enough parking and not adherent to HP regulations. I am totally against this development for many reasons. I am vacationing in Africa and got Jann Hook's email today. This is so important to the well being of our HP neighborhood.

Thank you,

Mary

Sent from my iPhone

Daniels, Keith

From: Nicole Bondurant [REDACTED]
Sent: Monday, January 1, 2024 8:28 PM
To: Friddle, Kathryn M
Subject: SPUD-1581 30th Hudson

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Katie,

I'm emailing to let you know I think building a 27 unit on the corner of 30th and Hudson is a terrible idea. The lot is not large enough for all the parking alone. There are certainly better ideas for this property that would add to the beauty of our historic neighborhood. I own a house on Hudson just North of this lot. I am upset with the possibility of an apartment being built on this lot for several reasons. I hope to make the meeting on Wednesday. Please let the board know I am VERY against this proposal.

Thank you,
Nicole Bondurant

February 5, 2024

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

Planning Commission:

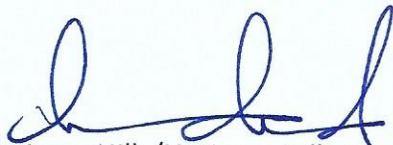
This letter is in regard to SPUD-01581 at 408 NW 30th Street.

The coalition of Historic Preservation Neighborhoods has discussed the proposal at this location and considers the application a direct threat against the Oklahoma City Preservation Ordinance. It is clear from reading the application that it violates the ordinance in several ways, particularly in Section 4 of the ordinance as adopted in 2019.

We represent over 4,000 households who have bought homes or rented property in these districts expecting that the city will uphold their own Historic Preservation Ordinance. The majority of the homeowners in all these neighborhoods signed petitions asking for this zoning. The ordinance was carefully revised to meet national standards less than five years ago and clearly requires historic setbacks, and height requirements be followed by new developments in these Historic Districts. Development should be compatible with the rest of the district. This application does not comply with the law.

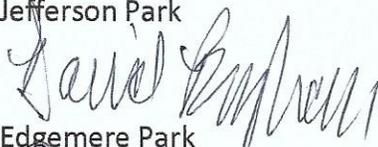
It is not appropriate to grant special use in the Historic District for one developer overriding the protections in the ordinance. We urge the Commission to deny this application as written.

For the Historic Preservation Neighborhoods,

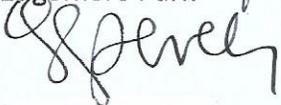


Heritage Hills/Heritage Hills East

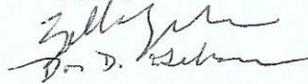
Jefferson Park



Edgemere Park



Paseo



Crown Heights



TO: Oklahoma City Planning Commission

FROM: Heritage Hills Neighborhood Association (Historical Preservation, Inc.)

MEETING DATE: February 8, 2024

Comments on SPUD-01581 at 408 NW 30th Street

The neighborhood concurs with Jefferson Park and Edgemere Park on urging the Commission to deny this application.

The building is out of proportion to the rest of this neighborhood in terms of height and setbacks. It is important that the city require that historic setbacks, as established by the plat and adjoining homes, be respected. The Historic Preservation Ordinance, based on national Department of Interior standards, requires compatible development. This development ignores those historic precedents and is not compatible. The ordinance states:

4.2.1: New buildings must follow historic setback patterns of the street.

4.2.2: New stand-alone and infill buildings should be consistent with historical patterns of development for the property, block and district.

4.2.3: Construction of stand-alone and infill buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.

4.2.4: New buildings must fill the same proportion of lot area as other buildings on the streetscape. The pattern created by spaces between buildings should be continued.

4.2.5: New construction must respect the architectural integrity and context of surrounding buildings. Existing adjacent historic structures and streetscapes should be taken into consideration before designing new construction. Incorporating existing architectural features with new design elements can add interest and enhance the compatibility of the new building in the district or other new infill buildings on a property.

4.2.6: The height of new buildings should relate to the heights, roof-forms and cornice lines of adjacent structures and to those of other buildings on the streetscape. The height of new buildings should conform to the following unless historical development patterns are documented otherwise:

4.2.6.1: In streetscapes with uniform building heights, new buildings should match this height. For example, on a streetscape of all one-story residential structures, any new building should also be one story in height.

4.2.6.2: In streetscapes with varied building heights, the height of new buildings should align with the existing buildings on the streetscape, with particular attention paid to the predominant height of the adjacent structures and other structures on the streetscape.

4.2.6.3: The floor-to-floor heights of new buildings should closely align with the floor-to-floor heights of the adjacent or nearby historic structures.

4.2.6.4: The height of porches of new buildings should closely align with the porch heights of the historic buildings on the same streetscape, with particular attention paid to porch heights of adjacent structures.

(Source: OKLAHOMA CITY HISTORIC PRESERVATION Design & Sustainability STANDARDS and GUIDELINES, pages 123-125, adopted 10.22.2019)

It is apparent that the ordinance requires compatible development. The lot coverage exceeds what is typical in residential areas, and the intense use will push cars onto an already congested street. A SPUD should not be used for over building on a lot or violating the Historic Preservation Ordinance. There are three lots here zoned for duplexes. This is what should be allowed on this property.

We urge the Commission to deny this application as written.

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

Johnson, Thad A

From: S.A. Leveridge <osagesusie@yahoo.com>
Sent: Thursday, January 4, 2024 7:43 PM
To: DS, Subdivision and Zoning
Subject: Opposition to SPUD-01581 Rezoning and Proposed Construction at 30th and Hudson

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

Dear Member of the City of Oklahoma City Planning Commission,

I am writing today to express my opposition to the proposed development at the S.W. corner of NW 30th and Hudson Street. I live in Edgemere Park and own a duplex at 416-418 N.W. 30th Street. Further, I grew up in Cleveland and Venice neighborhoods before pursuing an out-of-state career. But I came home to the urban core. As homeowners in this historic area we are required to follow HPCA Guidelines for anything we want to do at our homes. We accept that, as it keeps our neighborhood lovely and desirable.

This proposed development is asking for rezoning under SPUD-01581 to get around several of the restrictions that have been set in place by HPCA and the City of Oklahoma City. Square Deal Capital (dba SFR-WR, LLC) is requesting the SPUD in order to make changes to rules the rest of us follow in order for their ill-thought out, over-sized apartment complex to work for their fiscal gain. All at the cost of two historic preservation communities filled with single family homes, duplexes and 2 story multi-family buildings. At the HPCA meeting on Wednesday, January 3rd, the developer had little to show as to what they are ACTUALLY planning for the corner. This presents a trust issue in by book.

The proposed 27 unit development with only 31 parking spaces is a completely out of scale structure at three stories in height and extending beyond set-backs and sightlines. I along with many of my neighbors in both Edgemere Park and Jefferson Park understand the push by OKC for higher density in the urban core. But this project far exceeds what is reasonable and safe for this corner location.

The limited and inadequate parking in this master plan will push cars out onto an already crowded Hudson Street. Currently when cars are parallel parked on the east and west side of Hudson, it becomes a treacherous one center lane street. If you live in the area you understand this. I am not sure how a garbage truck is to make a left or right turn and then negotiate the small parking area to remove garbage. And how is an emergency vehicle, especially an extremely large modern firetruck supposed to work in the small spaces that are proposed?

I strongly urge the Planning Commission to carefully consider the impact of this development to our NEIGHBORHOODS' historical character and overall quality of life. I trust that the City of Oklahoma City Planning Commission will make decisions that honor the historical significance of our neighborhoods and ensure a harmonious and safe balance between preservation and progress.

Regards,
Susan White
3200 N. Harvey Parkway
Oklahoma City, OK 73118
405-669-0050

Johnson, Thad A

From: Kendall Lopez <kendall.d.lopez@gmail.com>
Sent: Sunday, January 7, 2024 11:25 AM
To: DS, Subdivision and Zoning
Cc: Andrea Lopez
Subject: Opposing SPUD 1581 Rezoning

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

To whom it may concern:

I trust this email finds you well. My name is Kendall Lopez and my family and have lived in a home we own at 2908 N Robinson Avenue in Jefferson Park since May of 2018. I am writing to express my strong opposition to the proposed rezoning and construction of a large apartment complex at the southwest corner of 30th and Hudson, as outlined in the recent "Notice of Hearing" from the City of Oklahoma City Planning Department.

The concerns I wish to address are as follows:

1. **Change of Zoning Request:** The developers, Square Deal Capital (dba SFR-WR, LLC), are seeking a change from the current "R2 Medium-Low Density Residential zoning" to "R4 General Residential," allowing for a 27-unit apartment complex. I advocate for maintaining the current zoning to preserve the neighborhood's historic character and find a more suitable compromise.
2. **Preservation of Historical Character:** The modern design presented in the project renderings does not align with the historical character of the surrounding 100+ year-old homes. Introducing the largest apartment building in the area, with a three-story structure, deviates from the architectural aesthetics of our neighborhood.
3. **Traffic and Parking Issues:** The proposed parking plan, with only one parking spot per unit, raises concerns about potential overcrowding and constant curbside parking on our streets. This does not adequately account for the expected increase in traffic and parking demands, including guests, service providers, and delivery vehicles.
4. **Density and Overcrowding:** Given the predominantly single-family nature of our neighborhood, the addition of nearly 60 people (assuming double occupancy) within the small lot raises concerns about insufficient living and parking space. Local businesses and recreational areas, such as those on 30th street, would likely suffer from the additional strain on parking resources.

I believe that progress and development can and will enhance our neighborhood, but it should be done in a manner that respects the existing community. I propose an alternative solution that encourages developers to construct a smaller, architecturally cohesive development, such as single-

family homes or duplexes, within the current "medium-low residential zoning (R2)." This approach would align with the neighborhood's character and address the concerns raised by residents.

I appreciate your attention to this matter, and I encourage you to consider the perspectives of the residents during the upcoming hearing. Together, we can work towards a solution that benefits everyone in our community.

Best regards,

Kendall & Andrea Lopez
2908 N Robinson Avenue
Oklahoma City, OK 73103
(479) 208-1610

Johnson, Thad A

From: laura maguire <lamaguire@yahoo.com>
Sent: Tuesday, January 9, 2024 9:03 AM
To: DS, Subdivision and Zoning
Subject: SPUD- 1581 re-zoning proposal (SW corner of 30th and Hudson)

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

To Whom it May Concern,

We are writing in reference to the upcoming public hearing on January 11th, regarding the request to rezone the property located at 30th and Hudson, Oklahoma City. While we are not able to be present for the hearing because of our jobs, we feel it is very important to voice our concerns about this proposal.

We support progress and development in our neighborhood, Edgemere Park, However, something of this size will be detrimental to our community. We have viewed the renderings of the proposed apartment complex and with only 1 parking space allowed for each unit, this will cause traffic, parking issues and overcrowding. There are numerous families that use the nearby park and neighborhood for running, walking, playing at the playground, along with many other activities in the park involving children.

Also, this modern design is not in keeping with the historical character of the 100-plus year old homes that encompass the area. This complex would be the only three-story apartment complex for a mile in any direction.

In closing, we are not opposed to the land being developed, but would like for you to take into consideration the uniqueness that our neighborhood has been able to maintain all of these years. Building a smaller development with single family homes, rather than reclassifying the zoning, would be a welcome addition and compatible with the surrounding neighborhoods.

Thank you for your time.

Sincerely,

Laura and Phil Maguire
232 Edgemere Court

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 3:15 pm, Jan 09, 2024

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

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
Odion Okojie
Trustee, attorney-at-law
Signature(s) [Signature]

Name

Signature(s)

Name

Signature(s)

Address
3110 N Hudson Ave
OKC, OK 73118

Address

Address

2-6-29

Name

Name

Name

Signature(s)

Signature(s)

Signature(s)

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Address

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

Name

Lea Jensen

Name

Travis Kuyper

Name

Debbie Countryman

Signature(s)

Lea Jensen

Signature(s)

Travis Kuyper

Signature(s)

Debbie Countryman

Address

424 NW 29th St.

Address

423 NW 29th St.

Address

327 NW 29th St.

Name
Greta Stromberg

Signature(s)
[Signature]

Address
3015 N. Harvey Parkway

Name
Bethany Anderson

Signature(s)
[Signature]

Address
415 NW 29th St

Name

Signature(s)

Address

Name

Address

Name

Address

Name

Address

Name

Signature(s)

Address

Name

Signature(s)

Address

Name

Signature(s)

Address

Name

Name

Name

Name
Stacey Hollocher

Signature(s)
Stacey Hollocher

Address
3021 N. Harvey Pkwy
OKC, OK 73103

Name
JANN P Hook

Signature(s)
Jann P. Hook

Address
3101 N Harvey Pkwy
OKC, OK 73108

Name
CHRIS HENRY

Signature(s)
Chris Henry

Address
615 NE 18TH ST
73105

Name
TERRI SADLER

Signature(s)
Terri Sadler

Address
3017 N HARVEY PKWY
OKC, OK 73103

Name

Signature(s)

Address

Name

Annie Funke

Name

Name

Signature(s)

[Handwritten Signature]

Signature(s)

Signature(s)

Address

31141 N. Hudson

Address

Address

Name

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Address

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

Name

Dianna Ha

Name

DIANNA HARDY

Name

[Signature]

Signature(s)

Signature(s)

Signature(s)

Address

2916 N
2908-10
2912-14
2904-06

Address

Hudson Ave
N Hudson
Hudson
Hudson

Address



*Please call me
I'd like to attend
(405) 209-1798*

⑤

Name Odion Okojie
Trustee, attorney-at-law
Signature(s) [Signature]
Address 3110 N Hudson Ave
OKC, OK 73118

Name _____
Signature(s) _____
Address _____

Name _____
Signature(s) _____
Address _____

2-6-24

Name _____
Signature(s) _____
Address _____

6

*
ON BEHALF of MUMTAZ
Name KHAN

ANGELA CHASE
436 N WALKER
Signature(s)
ec ARE

Address
436 N WALKER

*
Name
ANGELA CHASE
ON BEHALF of
MUMTAZ KHAN
Signature(s)
ec ARE

Address
3012 A N. WALKER

*
Name
ANGELA CHASE
ON BEHALF of MUMTAZ
KHAN
Signature(s)
ec ARE

Address
3020 N. WALKER SUITE B

*
ON BEHALF of
Name MUMTAZ KHAN
ANGELA CHASE

Signature(s)
ec ARE

Address
3012 B N. WALKER

*
on behalf of
Name MUMTAZ
KHAN
ANGELA CHASE

Signature(s)
ec ARE

Address
3020 N. WALKER
SUITE A

Name

Signature(s)

Address

Name
JOSHUA COOMBS

Signature(s)
[Signature]

Address
432 N W 30th St.
OAC OK 7318

Name

Signature(s)

Address

Name

Signature(s)

Address

Name
Joy Reed Belt

Signature(s)
Joy Reed Belt

Address
3110 n. Walker
For CityCore, LLC

Name
[Signature]

Signature(s)

Address

Name

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Name
BALOK2 LLC

Name

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Signature(s)
Ray Cloer

Signature(s)

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412 NW 30th St.
Ray Cloer

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Address
3005 N Hudson Ave
OKC, OK 73103

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Name
Megan Hagar

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Signature(s)
Megan Hagar

Signature(s)

Signature(s)
Kings-son

Address
3001 N. HUDSON AVE

Address
Peggy

Address
↓

Name
THURMAN KING

Name
~~THURMAN KING~~ (MY MOTHER HAVE GIVEN PERMISSION TO SIGN)

Signature(s)
Thurman King

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9

Alicia
*Trustee

Name
Grose Alic. Rev Trust

Address
3110 N HANCOCK PKWY
OKC, OK 73113

Name

Address

Name

William White, Sr
Trustee

Name
William White, Sr Trust
Wm White, Sr Trustee

Address
416/418 NW 30th

Name

Address

Name

Name

Address

Name

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

Lindsey Pever <lindseypever@gmail.com>

Thu 2/15/2024 8:31 PM

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

Begin forwarded message:

From: Matt Guillory <guillory.matt@gmail.com>**Date:** February 13, 2024 at 6:27:12 PM CST**To:** cityclerk@okc.gov**Subject: Opposing SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson**

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



Johnson, Thad A

From: Lindsey Pever <lindseypever@gmail.com>
Sent: Friday, January 5, 2024 11:59 AM
To: DS, Subdivision and Zoning
Subject: Planning Commission - Please deny SPUD 1581
Attachments: EPPI - Please deny SPUD 1581 Planning Commission.pdf

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

Lindsey Pever
225 NW 33rd St.

Dear Planning Commission,

Please deny SPUD 1581.

The proposal is incompatible with the Comprehensive Plan, current zoning, HP Guidelines. This area is currently zoned R-2 Medium to low density. The previous use was through a variance, and was a church which had been vacant for close to ten years. Additionally, the church did not overwhelm the lot the way the proposal does because front and corner were only one story.

SPUD:

The proposed development goes against the very objectives for which SPUDs were created. Pursuant to § 59-14100, a SPUD should “maximize flexibility and innovation in development by utilizing area-sensitive site planning and design to achieve a **desirable mixture of compatible** land use patterns that include elements such as efficient pedestrian and vehicular circulation systems, enhanced residential amenities, and allowances for the provision of usable open space.”

Furthermore, development under a SPUD should:

- ***minimize*** adverse effects upon surrounding property, should be in accordance with the character of the neighborhood, traffic conditions, parking, utilities, or any other matters affecting the public health, safety and general welfare.
- Infill development should be compatible and harmonious.
- SPUDs should not be used to circumvent policies or to be used in lieu of a variance.

Protest:

There is a significant level of protest here, including more than a dozen neighbors who attended a 4.5 hour HP meeting. Developers met previously with a very small group of neighbors only once and the meeting was called with very little notice, despite what Counsel for developers stated publicly. As a result of the meeting, not one element changed. Developers have showed themselves to be unwilling to work with neighbors. Why might this be? Because the purchase price is dictating the density of this project.

Density:

The applicant is requesting to construct three buildings containing 27 Units instead of more fitting for this small lot - duplexes or triplexes. In fact, several of the properties in the legal notice area which contain 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 number 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.

Traffic/Vehicles/Parking/Setbacks:

30th Street, Walker, and Hudson are not equipped for the higher levels of traffic this would bring. The roads are narrow, have no turn lanes, and are crammed with parked cars due to existing small businesses and homes with single lane driveways. There are also many pedestrians and bikes in this area, all trying to share these roads. This corner in particular, has seen many accidents, including at least one which was fatal, and regular near misses. This is true even with existing buildings plenty setback. There is a complete lack of adequate parking for the development. There is no indication of 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 would likely 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. The proposed development has virtually no setbacks, which would be out of line with existing structures making it overwhelm the small lot and destroy the look and character of the area.

Height:

The proposed building is taller than any building in this area. 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. The most recent request for a 35-foot height is in this area was SPUD 1307 which was altered down to 30 feet due to much opposition.

Nuisance: Trash management – how many commercial dumpsters will be needed to service this many people on one block? How much would noise increase?

My neighbors and I are not opposed to development. We would be glad to see this lot developed appropriately in a way that considers the Plan, the zoning, and importantly for us, Historic Preservation Guidelines. The HP Commission considered the application four hours into a contentious meeting. The audience witnessed a decision based on exasperation and fatigue rather than consensus. Each time a community member spoke, the developer's counsel jumped up to rebut the points. Why is this possible and how is this fair? Discussions about a single nonconforming window can carry on for 30 minutes, but a development that exceeds every regulation in place receives a similar amount of time. The City has a Plan for our community that specifies density, setbacks, parking spaces, etc. We recognize it is currently being updated, but the plan in place today states that 19 units is the maximum appropriate number for this SPUD. That number would be 16 units if it were to be zoned R-4, which is already two steps above the current zoning. The parking guidelines state that developments should have 1.5 spaces per one bedroom. Setbacks should not be compromised in an historic area. Sight lines stem from federal law and we should never compromise safety in favor of density. This SPUD flies in the face of these concepts. Finally, this lot was purchased well above market values. It is not the fault of the existing neighborhoods that someone got a bad deal on real estate. The reason the developer is pushing for such density is that the purchase price is dictating this high density. Please do not approve anything that is excess of the Plan, the appropriate zoning, and Historic Preservation Guidelines. We are counting on you.

Thank you for your consideration and your service.

Sincerely,

Lindsey Pever
President, Edgemere Park Preservation Inc.

Edgemere Park and Jefferson Park Requests for SPUD 1581

Many items requested by the applicant in the Master Design Statement (MDS) for SPUD 1581 are either exceptions to municipal code, the Historic Preservation ordinance, or are contrary to the Historic Preservation Guidelines for New Construction, which the applicant has agreed to follow. As a reminder, these are the very same Guidelines that every resident of these two neighborhoods must adhere to when making any change to the exterior of their homes or building on a vacant lot.

For the development to be compatible and consistent, the HP Guidelines clearly state that the “buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.” Several elements in the MDS are viewed as critical for maintaining compatibility and the visual character of the existing surrounding properties and the districts.

These elements include:

- Setbacks – maintain by aligning with the existing structures surrounding the site
- Open Space – fill the same proportion of lot area as other buildings on the streetscape
- Building Height – contributes to the scale and massing of the buildings
- Off-street Parking – provide to minimize street congestion and enhance safety
- Density – remaining area after considering and balancing with the above requirements

In an effort to work with the developer and reach an agreement on a project that would be acceptable to both sides, we commissioned site sketches (“Alternative Plan A” and “Alternative Plan B”) to determine what could appropriately be placed on the lot and still ensure that the patterns, rhythms and continuity created in these neighborhoods over the past century are maintained.

After first measuring the existing adjacent buildings’ setbacks, we sited buildings on the lot that had massing commonly found in multi-family buildings elsewhere in the neighborhoods while also considering open space and parking. This helped determine a density, or number of units, that would work without crowding or overwhelming the block.

Using the historic setbacks of 15 feet on the north and 17 feet on the east, attempting to maintain a similar lot coverage to surrounding properties, and providing parking according to municipal code, we believe the maximum density for this lot is 16 units. As the applicant indicates, he intends to build primarily one-bedroom units, the two viable Development Plans identified would work and would also accommodate substituting two two-bedroom units for two one-bedroom units.

Since density is a balance among the structures, setbacks, open space, and parking, increasing the number of units would require correspondingly increasing the building size and parking and would necessitate decreasing open space and/or the setbacks, neither of which are acceptable

options in HP districts by any other applicant and would result in a project that detracts from their historic character.

Both Alternative Plans align with historic properties on the south and west of the subject site, provide an adequate amount of open space and parking, and include building massing and density that are typical of multi-family properties in Jefferson Park and Edgemere Park (although multifamily units are at least 3 blocks away from the subject site in any direction). Adherence to existing historic setbacks not only provides more open space, but it also resolves the sight triangle encroachment issue so that exception could be eliminated from the MDS.

The Alternative Plans show more space between buildings resulting in greater similarity in the ratio of open- to built-space with the surrounding properties and blocks. Furthermore, the Alternative Plans position the parking entirely within the setback so the streetscape is not disrupted. Front doors and/or porches to match existing adjacent properties could face both NW 30th and Hudson Avenue to provide pedestrian-scale visual interest.

Limiting the height to two stories prevents the buildings from overwhelming the streetscape and surrounding properties, especially since the site is bordered by one-story bungalows on the south and the west. Two stories would still exceed R-4 zoning, which requires a maximum height of 20 feet and 1 story when abutting or within 60 feet of a HP District.

Alternative Plan A includes two larger buildings each 45 feet x 60 feet. Measurements could vary, of course, but this size is typical of multi-family structures with eight one-bedroom units. Alternative Plan B shows three narrower, smaller-scale buildings, which are also found as four-plexes and six-plexes in the area. Building sizes could accommodate 14 one-bedroom units or, one of the smaller buildings could be enlarged to provide a total of 16 units.

It was not our intent to identify every possible combination of size, massing, and location of structures that would work on the site; obviously there are others that would achieve the same result. Instead, we have identified that there are possibilities to satisfy the requirements of the developer, meet the needs of the existing residents of the neighborhoods, and be closer to compliance with existing HP Guidelines and with fewer exceptions to the code. In doing so, there are greater opportunities for the development to not detract from the historic character of our oldest neighborhoods.

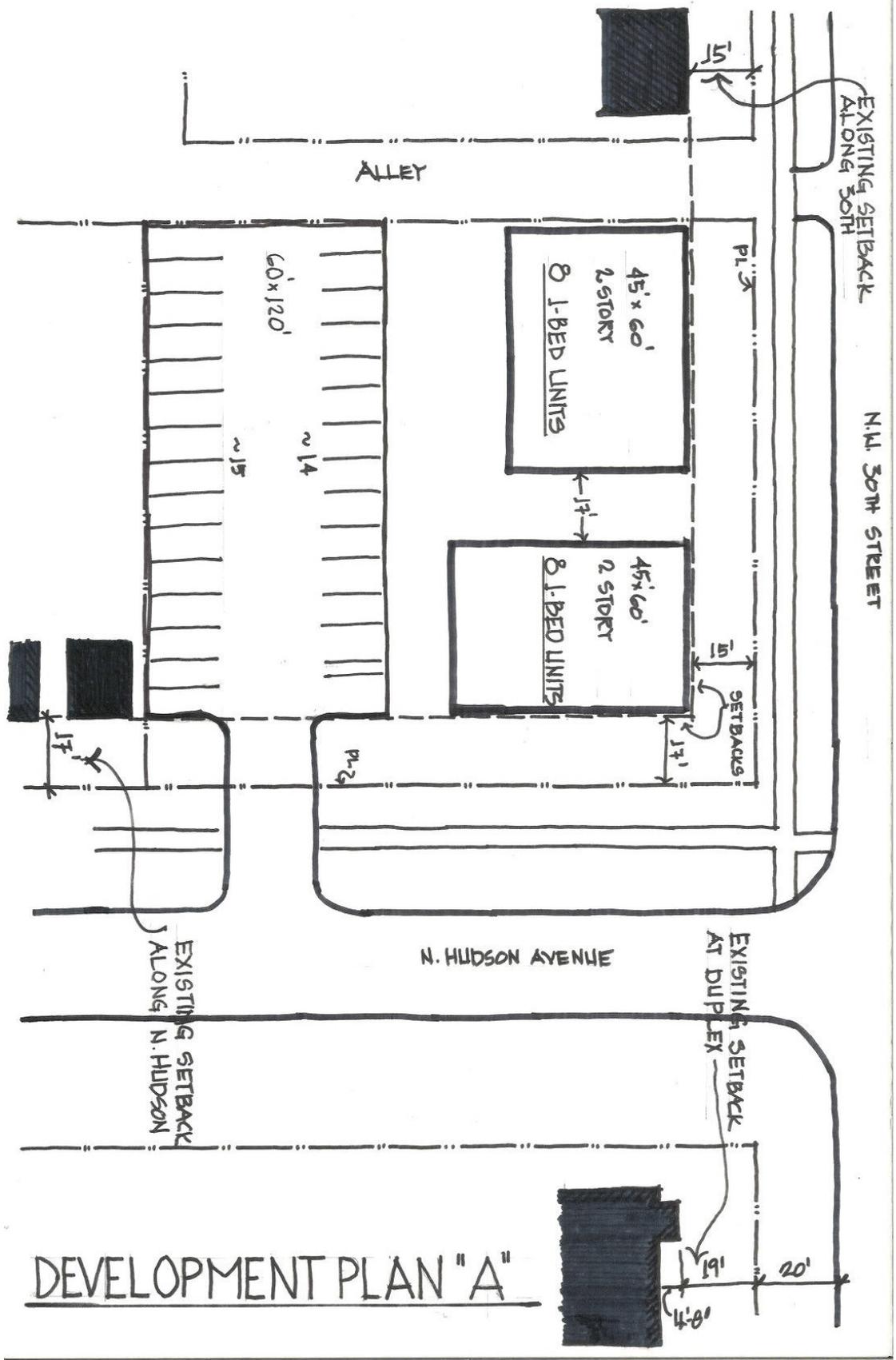
We respectfully request your assistance achieving the following:

- limit Density to 16 units with a minimum of 14 one-bedroom units
- limit Maximum Building Height to 28 feet to the ridgeline and two stories
- set the East Setback to 17 feet and the North Setback to 15 feet to align with neighboring properties as required by HP Guidelines
- set Open Space at 35% of the lot area (21,000 sq ft), excluding parking lots, drive, or dumpster areas

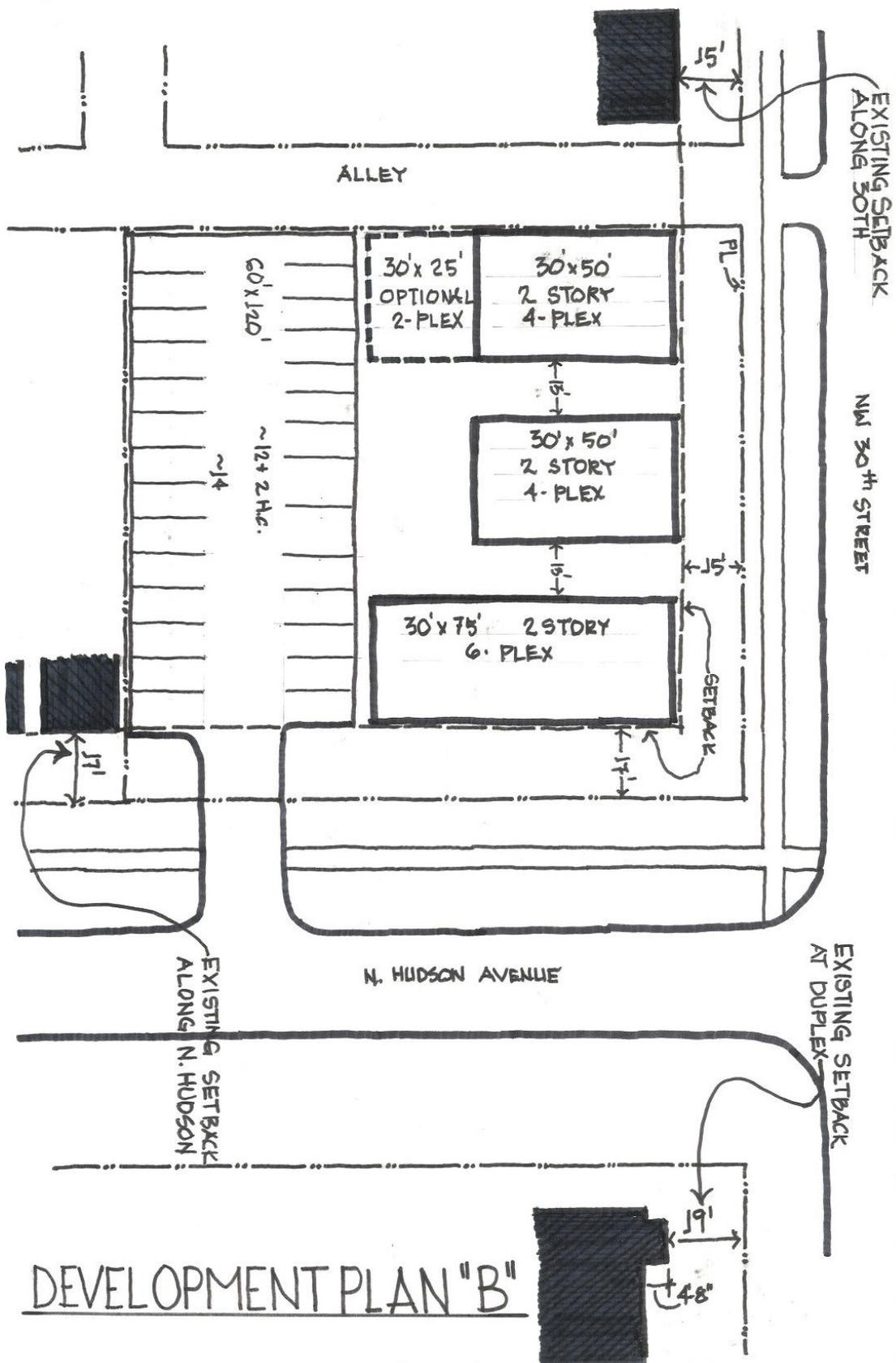
Thank you for your consideration.

Sincerely,

Edgemere Park Preservation, Inc.
Jefferson Park Neighbors Association



DEVELOPMENT PLAN "A"



DEVELOPMENT PLAN "B"

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

Johnson, Thad A

From: Stephanie Shilling <sfshilling@gmail.com>
Sent: Tuesday, January 2, 2024 10:54 AM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581 Rezoning

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

To Whom it May Concern,

I am writing to ask the Planning Commission not to change the zoning request on 30th & Hudson for the development by Square Deal Capital. While I am in favor of new development for Uptown / Paseo, I think this type of development will be at a detriment to the neighborhood. I go to 30th Street Market a few times a week to work and find parking already difficult past 10 am. These apartments have not allotted enough parking and will only make it more of a headache in this area. There should be some consideration for upholding historic architecture as well. Thanks for your time and consideration.

Sincerely,

Stephanie Shilling
Resident near 22nd and Hudson

Johnson, Thad A

From: Morgan Silver <morgsilv@gmail.com>
Sent: Thursday, January 4, 2024 8:50 AM
To: DS, Subdivision and Zoning
Subject: OPPOSING SPUD 1581 REZONING

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

Hello, listed below are the properties we own in Paseo / Jefferson Park area, and we OPPOSE the rezoning of SPUD 1581 for the reasons listed in this email as well.

317 NW 29th St
2617 N Hudson Ave
2621 N Hudson Ave
311 NW 27th St
311 1/2 NW 27th St
315 NW 27th St
315 1/2 NW 27th St
315 NW 27th St REAR HOUSE
1234 NW 30th St
516 W Hill St
2515 N Robinson Ave
2517 N Robinson Ave
2517 1/2 N Robinson Ave
2519 N Robinson Ave
2521 N Robinson Ave
2521 1/2 N Robinson Ave
2925 N Robinson Ave
2925 1/2 N Robinson Ave
3011 N Robinson Ave
3011 1/2 N Robinson Ave
3013 N Robinson Ave
3013 1/2 N Robinson Ave

1. REZONING: The lot's current zoning, as well as the majority of the surrounding neighborhood, is "R2 Medium-Low Density Residential zoning" and allows for single family homes and duplexes to be constructed. However, the developers are requesting a zoning change to "R4 General Residential" which allows for large apartment complexes. We feel that a smaller development that honors the neighborhood's historic character and neighboring homes is possible under the current R2 zoning and is a suitable compromise for all involved.

2. Preservation of Historical Character: Renderings of the project show a modern design, not in keeping with the historical character of the 100+ year old homes that surround the area. This complex would be the only three-story apartment complex for a mile in any direction and is not in keeping with the architectural design aesthetics of our neighborhood.

3. Traffic and Parking Issues: With only one parking spot allotted for each unit (including the available street parking that the city is allowing the developer to include towards the 27- space total) we fear that the addition of nearly 60 cars (assuming double occupancy) will rapidly lead to overcrowding and constant curbside parking along our streets. This number

does also not account for guests, service providers, and delivery vehicles who will all be circling the block looking for curb parking, leading to increased traffic and parking issues.

4. Density and Overcrowding: In a neighborhood that is primarily single-family homes, the potential addition of 60 people and their vehicles (assuming double occupancy) within the small lot is simply not enough living or parking space for that amount of people. Additionally, the local businesses on 30th street would suffer from overcrowding of their already limited parking. The numerous walkers, joggers and park goers would also suffer from the additional traffic along the traditionally quiet streets.

Thank you,
David and Peggy Silver

Johnson, Thad A

From: Sage Smith <ssmith@osborneelectric.com>
Sent: Wednesday, January 3, 2024 9:51 AM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581 Rezoning

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

To whom it may concern,

I am writing in OPPOSITION of rezoning this area to be R\$ General Residential. I live at 2921 North Hudson Avenue which is just a block to the south of said land parcel. We have lived at our property for over seven years and love the area. We have spent a lot of money on our 1925 bungalow to keep the aesthetic of the past and maintain the historical preservation. Redoing the house to keep the stucco finish, preserving the tornado windows, and redoing the original floors. It is very concerning that a development is proposed which DOES NOT fit into the area and is WAY too tall. This development will be a scar for the area and will look out of place for such a historical part of Oklahoma City. Also, the parking situation and overcrowding will be too much in this nice quiet neighborhood. There is already issue with parking just to the north with the businesses and not as many spots that are needed. This new development will potentially add an additional 60 cars with a very small parking lot proposed.

Please consider a different alternative to rezoning this lot to an R2. All of us who live in the neighborhood love our area because of the charm of the bungalows and the history they have. Please don't ruin this with this new development.

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

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Johnson, Thad A

From: Shannon Stephens <shannon@thislandyoga.com>
Sent: Thursday, January 4, 2024 9:55 AM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581 Rezoning

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

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Good morning,

I attending the HP commission hearing yesterday to hear more about the proposed development at 408 NW 30th St.

I own a yoga studio caddy corner to the proposed plan and I have concerns after hearing more from the developers yesterday. I am all for a multi-unit residential space here. However, I have concerns with the proposal and with the integrity of the developers. They stated that they went around the neighborhood to share their plans, but yesterday was the first time to see or hear from them. Each time a community member stood up to speak in opposition of the plan, the 4 architects and developers used that time to speak among themselves.

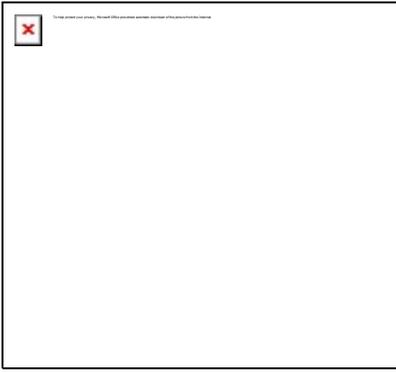
This was my first time to attend a hearing so I have no reference or experience, but as a resident and business owner in the neighborhood, I feel that my concerns should be addressed.

The developers are asking for a lot of allowances - so many that I lost track. They want to build higher and extend out further than HP allows. They argued their case against the community's valid parking and traffic concerns, stating that the apartment will attract people who bike and walk. This is a big assumption! I ride my bike regularly and use it as my mode of transportation often, but I still own a car. We live in a city where cars are a necessity. On the weekdays 30th street between Hudson and Walker is a parking lot during drop off and pick up traffic from the neighborhood school. On weekends our gravel lot is at full capacity and many patrons have to park along the street. Our streets and population density do not allow for a dwelling of their proposed size. It would be a nightmare.

Having moved from DFW in 2012, I have a deep appreciation for the community and local flavor here in OKC, specifically this neighborhood. An apartment of this size is a big step in the wrong direction and I worry how it will impact the future of our community.

Thank you for hearing my concerns.

Shannon



Shannon Stephens | Owner

Yoga Medicine Therapeutic Specialist
E-RYT 500 | YACEP

T 405.905.5181 | 405 NW 30th, Oklahoma City

shannon@thislandyoga.com

www.thislandyoga.com

@thislandyoga

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

Johnson, Thad A

From: Tate, Malia J. (NewFireNative) <mtate@newfirenative.com>
Sent: Wednesday, January 10, 2024 11:41 AM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581 Rezoning

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

To whom it may concern,

I am a resident of Edgemere. My 1,500 square foot, single story cottage is within 415 feet of the property located at 30th and Hudson, which is being considered for re-zoning.

While I am not opposed to the development of this empty lot, I am **strongly opposed** to re-zoning the lot to "R4 General Residential and Development" for the following reasons:

1. **Historic Preservation** – Maintaining the architectural aesthetics and scale of the neighborhood. No other structure in the vicinity compares to this proposed 3 story apartment complex. It will radically change the aesthetics of the historical neighborhoods.
2. **Parking** – Public parking is already an issue in this area. During events/festivals, the streets are lined with cars. Adding a multi-unit apartment complex will compound this issue.
3. **Flood Zone** – My block is located in the 1% flood zone. Storm water drainage is already an issue on this block and this area, in general. Adding a massive structure and paving will compound this issue.

Again, I am in favor with keeping the development as "R2, medium-low residential zoning".

I am **completely opposed** to rezoning this property to "R4, general residential and development zoning".

Thank you for your consideration.



Malia Tate – NCIDQ, RCID

New Fire Native Design Group | Project Manager

O: 405.843.5138 **D:** 405.842.9556 x224 **M:** 405.802.4036

5801 Broadway Extension, Suite 405, Oklahoma City, OK 73118

www.newfirenative.com

January 5, 2024

City of Oklahoma City
Planning Commission
420 West Main Street, Suite 910
Oklahoma City, OK 73102

RE: Case No. – SPUD-01581

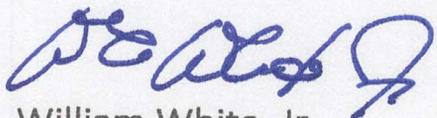
Dear Board Members,

Please accept this letter as my opposition to SPUD-01581. I expressed my concerns for the proposed development at the Historic Preservation Committee on January 3, 2024. The Historic Preservation Committee reduced the recommendation from the proposed 27 units to 20 units. I would hope the Planning Commission would never recommend exceeding 20 but reduce to 16 units which is consistent with an R-4 density. Also, I would hope the Planning Commission would maintain the requirement to meet OKC code requirements for parking as recommended by the Historic Preservation Commission.

The negative impact of street parking, traffic congestion, failure to meet sight line requirements, failure to meet OKC code requirements for setbacks, and finally the out of scale massing of the buildings next to single story homes make this project a poor choice for the existing neighborhoods. I would hope as Oklahoma City moves to a greater density for the OKC core that we don't provide this density at the expense of the Historical Neighborhoods.

My goal is to speak at the Planning Commission Meeting and confirm my opposition to SPUD-01581. Also, I will review the possible impacts to the welfare and health of our citizens. Thank you for your consideration and service.

Regards,



William White, Jr.
416-418 NW 30th
3200 N Harvey Parkway
Oklahoma City, OK 73118

City of Oklahoma City
Planning Commission
420 West Main Street
Oklahoma City, OK 73102

RE: SPUD-01581

Additional Impacts on the Health and Safety of OKC employees and any residents.

Item One – Overhead Transmission Lines – Note applicants concept visualization drawing one and two which show overhead electrical distribution lines.

- OG&E Work Order – 701371406 confirms the connection point to the pole at sixty-five feet.
- William White and Associates, LLC survey of January 4, 2024, confirms connection at 64.7 feet above the existing grade with a low point of the line at 62.9 feet above the existing grade.
- OSHA 1926 Subpart CC minimum safe distance from the existing transmission line is a minimum of 20.0 feet in all directions.
- SPUD-01581 confirms the height of the buildings at 40.0 feet with setback of five feet from the north property line.
- The optimum or proposed distance above the roof for a fire fully engaged – reference the fire at the apartments (Canton) at 63rd and Western is approximately 20 to 25 feet above the roof with a ladder truck.
- I also am aware of the provision that an eve at thirty feet can be protected with a ladder entry. This situation may have as many risks as the ladder truck. If this provision is used to provide relief for the applicant, I would request the definition of “no eve will be greater than 30 feet” be added to the SPUD.
- The current layout and design of SPUD-01581 would not provide adequate protection for the fire department personnel or provide protection to the residents due to the overhead transmission line interference and dangerous location.

In conclusion, the transmission lines pose a true hazard, as I am sure Mr. Box will provide some solution for protecting the line between OG&E and the developer, will they also provide the lifetime maintenance required? I believe this item to be a disqualifying special condition for the proposed SPUD located on the property in its current design location. The buildings, building location, and limited turning access for a rear entry place the those fighting a fire in peril.

Item Two – Long Term Exposure to Non-Ionizing Radiation (NIR)- Note the site plan location of buildings, proposed living space locations and the existing location of the transmission lines.

- The proposed buildings will provide continued Radiation exposure from three lines with a probable radius from the source of 60 feet to 100 feet.
- International Commission on Non-Ionizing Radiation Protection (ICNIRP) recommends a min distance of 50 meters for power lines with a voltage up to 380kV or 164 feet.
- ICNIRP is formally recognized as a collaborative and consultative body on NIR protection by the World Health Organization (WHO), the International Labour Organization (ILO), and the European Union (EU). ICNIRP carries out its main objective of advancing NIR protection.
- Electrical utilities discount the true effects or hazards from this exposure, but NIR recommendations have been adopted throughout the EU.

In conclusion, I believe the exposure is real and constant for any resident. I also wish to go on to the record today of making the commission and City Council aware of the hazard prior to any decision.

William White, Jr.
3200 N Harvey Parkway
416 / 418 NW 30th
Oklahoma City, OK 73118

January 30, 2024

City of Oklahoma City
Planning Commission
420 West Main Street, Suite 910
Oklahoma City, OK 73102

RE: Case No. – SPUD-01581

Dear Board Members,

Please accept this letter as my opposition to SPUD-01581. I expressed my concerns for the proposed development at the Historic Preservation Committee on January 3, 2024. The Historic Preservation Committee reduced the recommendation from the proposed 27 units to 20 units. I would hope the Planning Commission would never recommend exceeding 20 units. I believe 12 units are consistent with the lot size and density (review attached report). I am also open to an R-4 density of 16 units but feel that is not obtainable on the lot size. Also, I would hope the Planning Commission would maintain the requirement to meet OKC code requirements for parking as recommended by the Historic Preservation Commission allowing no reduction for street parking or two wheel vehicles, 15 foot setbacks which currently exist on 30th Street (J&A survey showing 15 feet for White and Mattingly property on 30th street south side, see attached report), and eliminating all negative impacts to the welfare and character of the existing neighborhood.

The negative impact of street parking, traffic congestion, failure to meet sight line requirements, failure to meet OKC code requirements for setbacks, and finally the out of scale massing of the buildings next to single story homes make this project (SPUD-01581) a poor choice for the existing neighborhoods. I would hope as Oklahoma City moves to a greater density for the core, our leaders maintain the long-held idea of protecting the character and culture of our Historical Neighborhoods.

My goal is to speak at the Planning Commission Meeting and confirm my opposition to SPUD-01581.

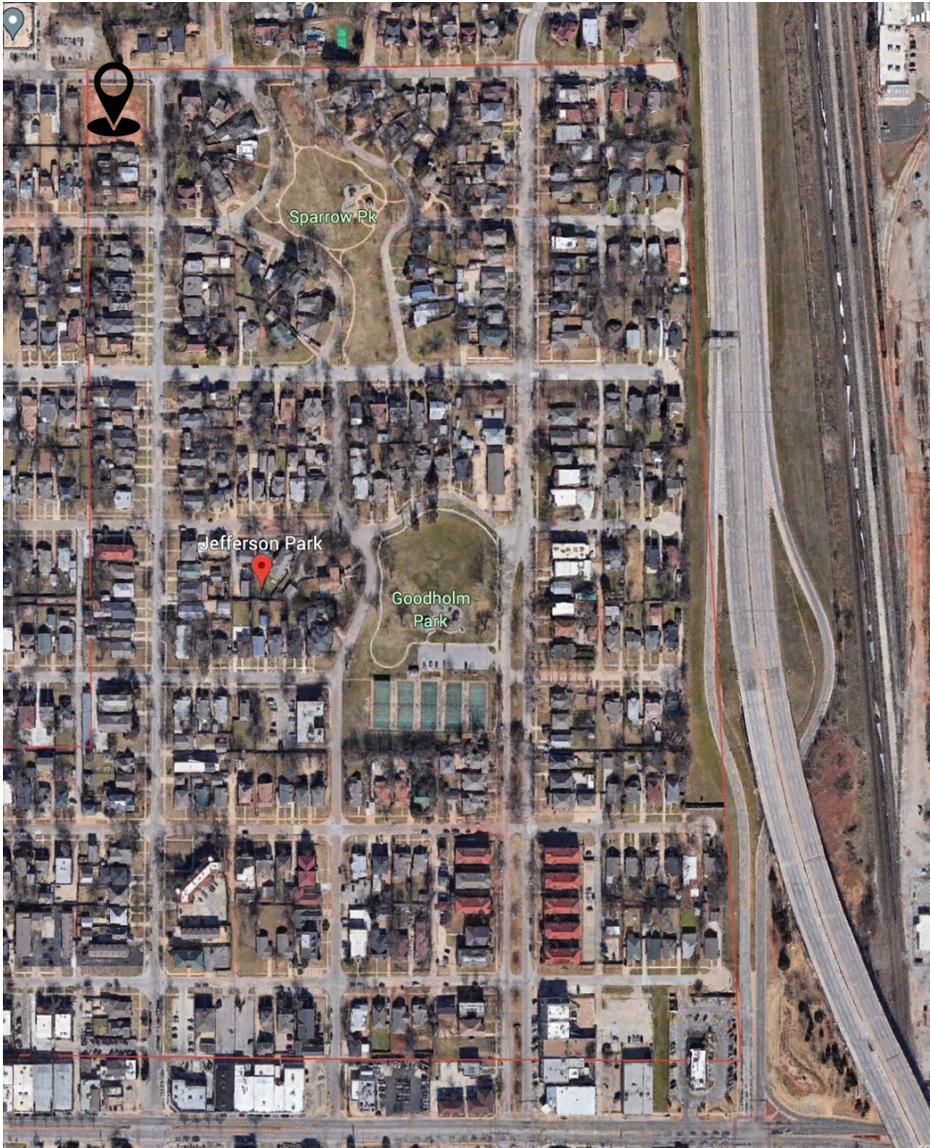
Regards,



William White, Jr.
416-418 NW 30th
3200 N Harvey Parkway
Oklahoma City, OK 73118

COMPARATIVE ANALYSIS FOR SPUD-01581

408 NW 30th Street



William White, Jr.
416 - 418 Northwest 30th Street
3200 North Harvey Parkway
Oklahoma City, OK 73118
United States of America

EXECUTIVE SUMMARY

The City of Oklahoma City Code of Ordinance defines a R-4 General Residential District as such; 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 densities that will support mass transportation.

The property at 408 NW 30th seeks an exemption to allow it to exceed the regulations of the most dense zoning district currently existing in the Jefferson Park Neighborhood, R-4. The neighborhood is a historic preservation district and the proposed SPUD does not support the character of the neighborhood. The proposed number of units, 20 with a minimum of 16 one bedrooms, exceeds the allowed number of units in a R-4 designation. The lot size of 21,000 sf would allow for 16 units per R-4. This requirement should remain.

The SPUD requests a height of 35' and 2 ½ stories. Per the R-4 regulations a R-4 lot abutting a R-2 or HP lot limits the height to 20' and one story within 60' of the abutting lots. To maintain the character of the R-2 lots to the south this requirement should remain. As the adjacent properties are much smaller in scale, varying the setback between the neighboring properties can create differentiation between the two.

To exceed the most dense zoning designation currently allowed in Jefferson Park will have a harmful effect on the character of the historic district. A designation of R-4 will allow for significant infill development opportunity while protecting the character of the neighborhood.

COMPARATIVE ANALYSIS

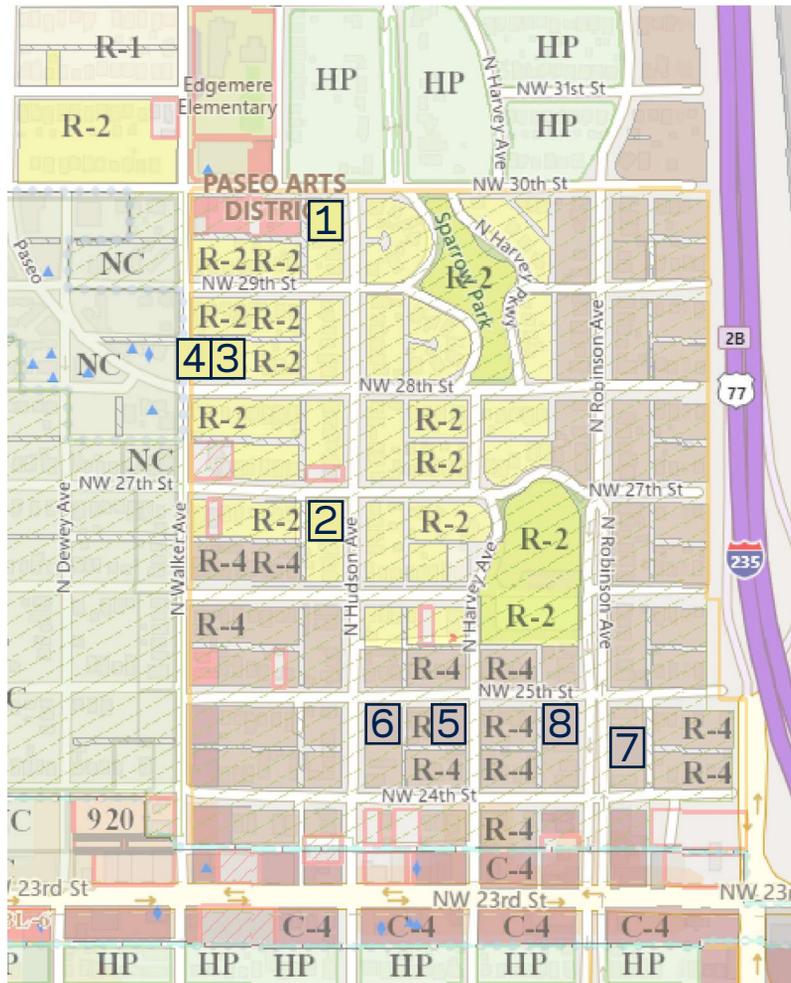
Comparative Analysis

Zoning Key	Property Address	Zoning	Number of Units	Lot Size Square Feet	Building Square Feet	Parking Count	Year Built	Number of Stories
1	408 NW 30th	R-2	7	21000	Unknown	11	2024	2 1/2
	408 NW 30th	R-4	16	21000	Unknown	24	2024	2 1/2
	408 NW 30th	SPUD	20	21000	Unknown	32	2024	2 1/2
2	400 NW 27th	R-2	8	7000	5840	8	1928	2
3	433 NW 28th	R-2	8	7000	6880	8	1923	2
4	441 NW 28th	R-2	8	8396	4960	8	1927	2
5	2519 N Harvey	R-4	12	10500	5600	13	1934	2
6	2516 N Hudson	R-4	20	28000	17738	24	1925	3
7	2515-2523 N Robinson	R-4	24	28000	19008	20	1929	2
8	2500-2520 N Robinson	R-4	40	40820	31680	28	1929	2

Date: 1/28/2024

Jefferson Park Zoning Map

Demonstrating property locations of comparative analysis.



COMPARATIVE PROPERTIES

400 NW 27th Street
Northwest Apartments



The property at 400 NW 27th Street sits on the intersection of NW 27th and Hudson. It is zoned as a R-2 and has eight one bedroom units. Under it's current zoning this level of density would not be allowed. The City Council has determined that at this location, this level of density is in excess of what is appropriate for Jefferson Park. It is surrounded by one story bungalows and a much smaller two story duplex. Without access to the alley on it's west side the lot would not be able to support on site parking. It provides a parking ratio of 1 space per unit. The building setback, on it's north side is closer to the property line than the adjacent homes to the west. The building is setback further than the adjacent homes to the south. Buildings of varying heights benefit from a varying setback distance.

COMPARATIVE PROPERTIES

433 NW 28th Street



The property at 433 NW 28th Street sits just east of the intersection of NW 28th and Walker. This property is zoned a R-2 and has six one bedroom units and two studio units. Another property that exceeds it's current zoning designation. The building has bungalows surrounding it and one sandwiched between it another multi family structure to the west. It's size dwarves the adjacent structures even though it is setback further from the road. The oversized property has a parking count of one space per unit. The maximum that could be fit on the lot.

COMPARATIVE PROPERTIES

441 NW 28th Street



The property sits at the intersection of NW 28th and Walker. This property has eight units with six one bedroom units and two studio units. It sits within the same R-2 zoning as the two prior properties. The photo illustrates how the adjacent bungalow is squeezed between the two larger structures. It's adjacency to the commercial district, across Walker, makes it's more appropriate for a two story structure. However a structure this large on a single lot, doesn't have enough space for a reasonable setback to one story structures. It provides a parking count of one space per unit.

COMPARATIVE PROPERTIES

2519 N Harvey Ave.
Kenmore Apartments



The property sits at the intersection of NW 25th and Harvey. This property has twelve units with three two bedroom units and nine one bedroom units. It is zoned as a R-4. This property exceeds the requirements of a R-4. The property only has thirteen parking spaces, far short of the twenty that would be required currently. Due to the oversized structure the property lacks open space and parking, requiring off street parking on the north side. The property aligns with the setback of it's adjacent properties.

COMPARATIVE PROPERTIES

2516 N Hudson Ave.
Windemere Apartments



This property sits at the intersection of NW 25th and Hudson. It has twenty units with two two bedroom units and eighteen one bedroom units. The property is zoned as a R-4. The large lot accommodates the twenty units under current zoning requirements. With twenty four parking spaces it provides 1.2 spaces per unit. The diagonal placement of the structure creates a large welcoming open space at the intersection even though the structure is three stories. This is an excellent comparable to the proposed SPUD.

COMPARATIVE PROPERTIES

2515 - 2523 N Robinson Ave.
Spanish Courts



This property sits at the intersection of NW 25th and Robinson. The property is zoned a R-4. It has twenty four units, all one bedroom. Under current zoning the R-4 designation would allow for twenty two units. The large structures take up such a disproportionate area of the lot that only twenty parking stalls can be provided, a ratio of .83 units spaces per unit. R-4 zoning would require thirty three spaces for the twenty two allowed units, thirty six for the current number of units. The aligned setback for buildings of similar heights provides a pleasant consistency.

COMPARATIVE PROPERTIES

2500 - 2520 N Robinson Ave.
Brentwood Terrace Apartments



This property sits along the block of N Robinson from NW 24th to NW 25th. It is currently zoned a R-4. The property has forty one bedroom units. Under current zoning requirements thirty two units would be allowed with forty eight parking spaces required. The property only provides twenty eight parking stalls for a ratio of .7 stalls per unit, less than half what current zoning requires for one bedroom units. The consistent setback, height and design of the five structures creates a harmony along the block.

ACCESS TO PUBLIC TRANSPORTATION

The property at 408 NW 30th has limited access to public transportation. The closest bus stops are along NW 23rd St, seven to eight blocks from the property. The property does have access to N Walker Ave and N Hudson St which are both bicycle sharrow lanes. The limited access to public transportation supports providing the full parking capacity as required by city ordinance and off street parking for guests should be considered.

1/18/24, 8:45 AM

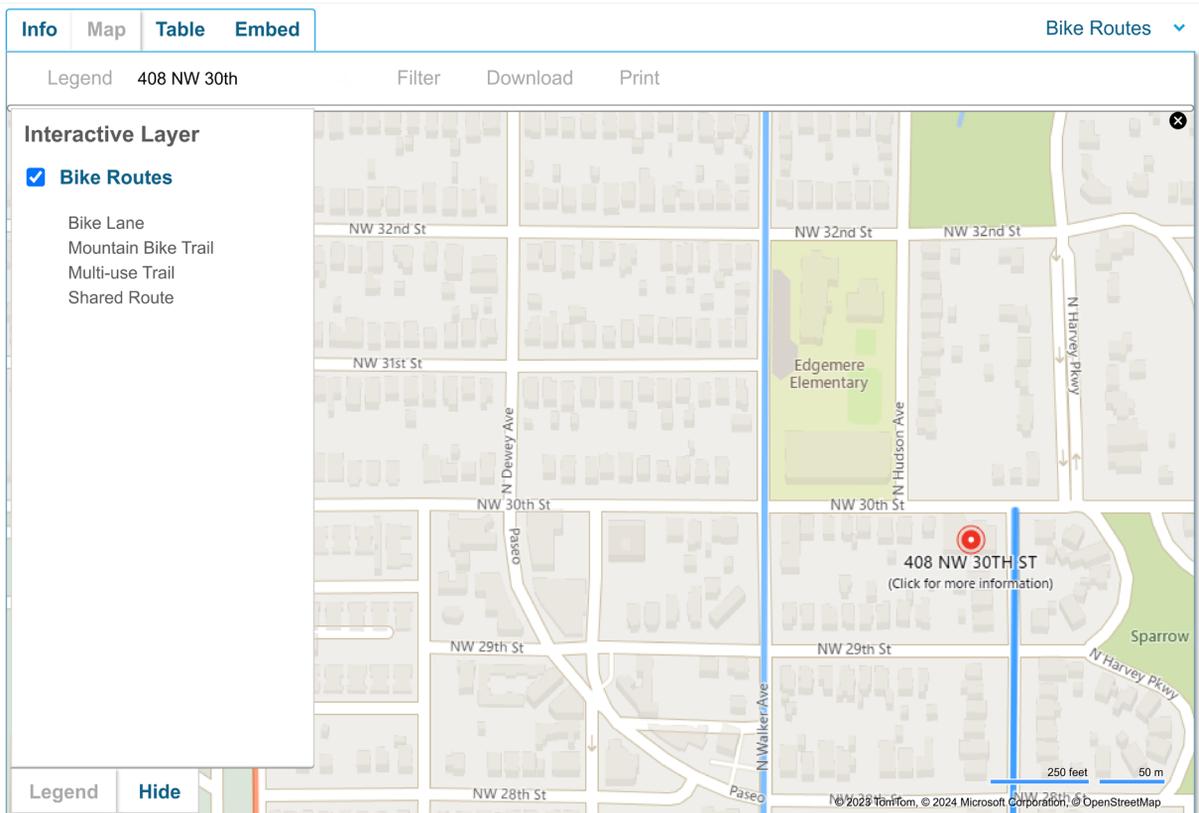
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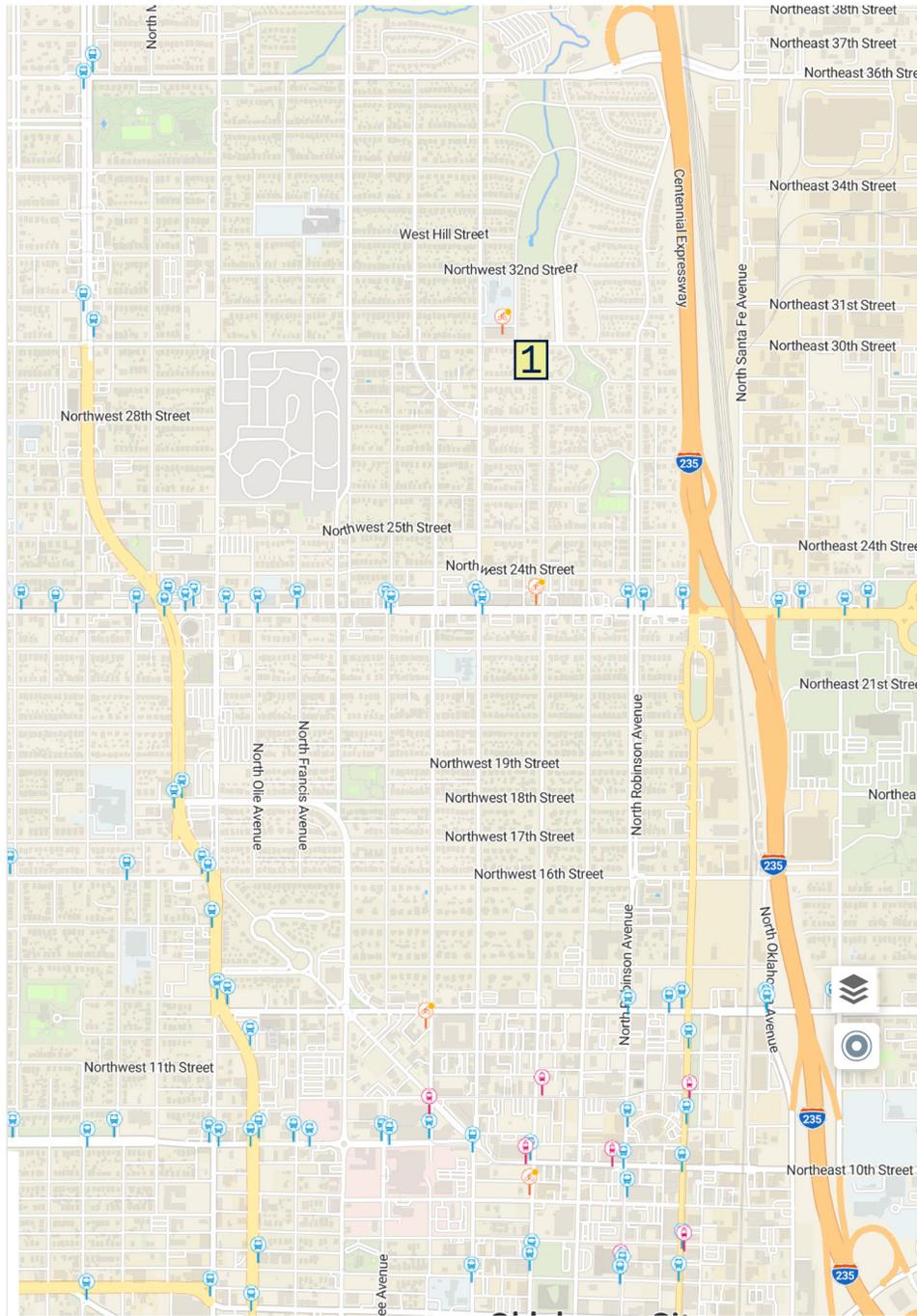
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Reference Bike Route Map

ACCESS TO PUBLIC TRANSPORTATION

1/17/24, 9:41 AM

EMBARK Oklahoma City



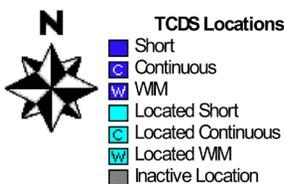
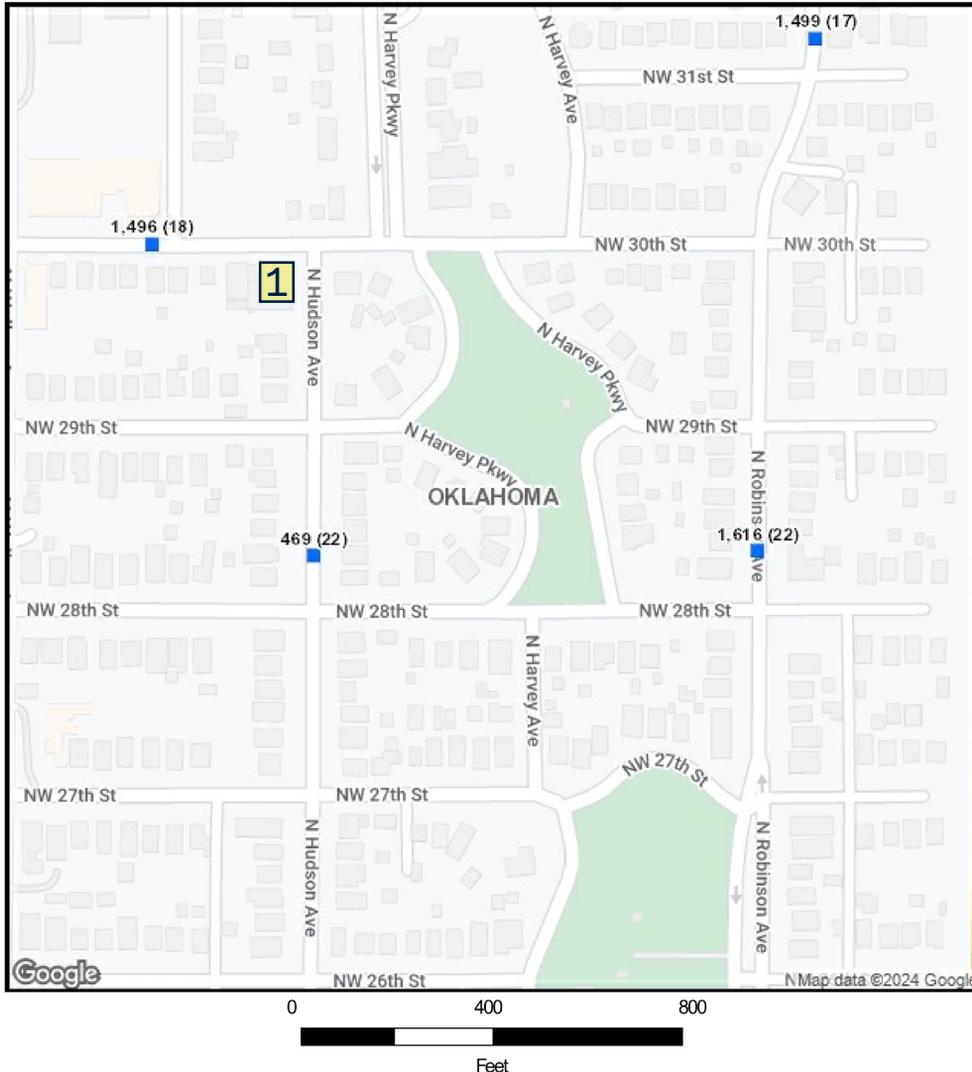
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Reference Embark Bus Stop Map

TRAFFIC COUNT

NW 30th street from N Hudson to N Walker has a traffic count of 1496 trips per day. N Robinson street has a similar traffic count, 1616 trips per day. These similar traffic counts occur through the existing R-4 neighborhoods where they abut commercial zoning, which supports the R-4 designation. N Hudson street has a much lower traffic count of 496 trips per day. With such a low traffic count the parking lot for this property should exit onto the busier street of NW 30th.

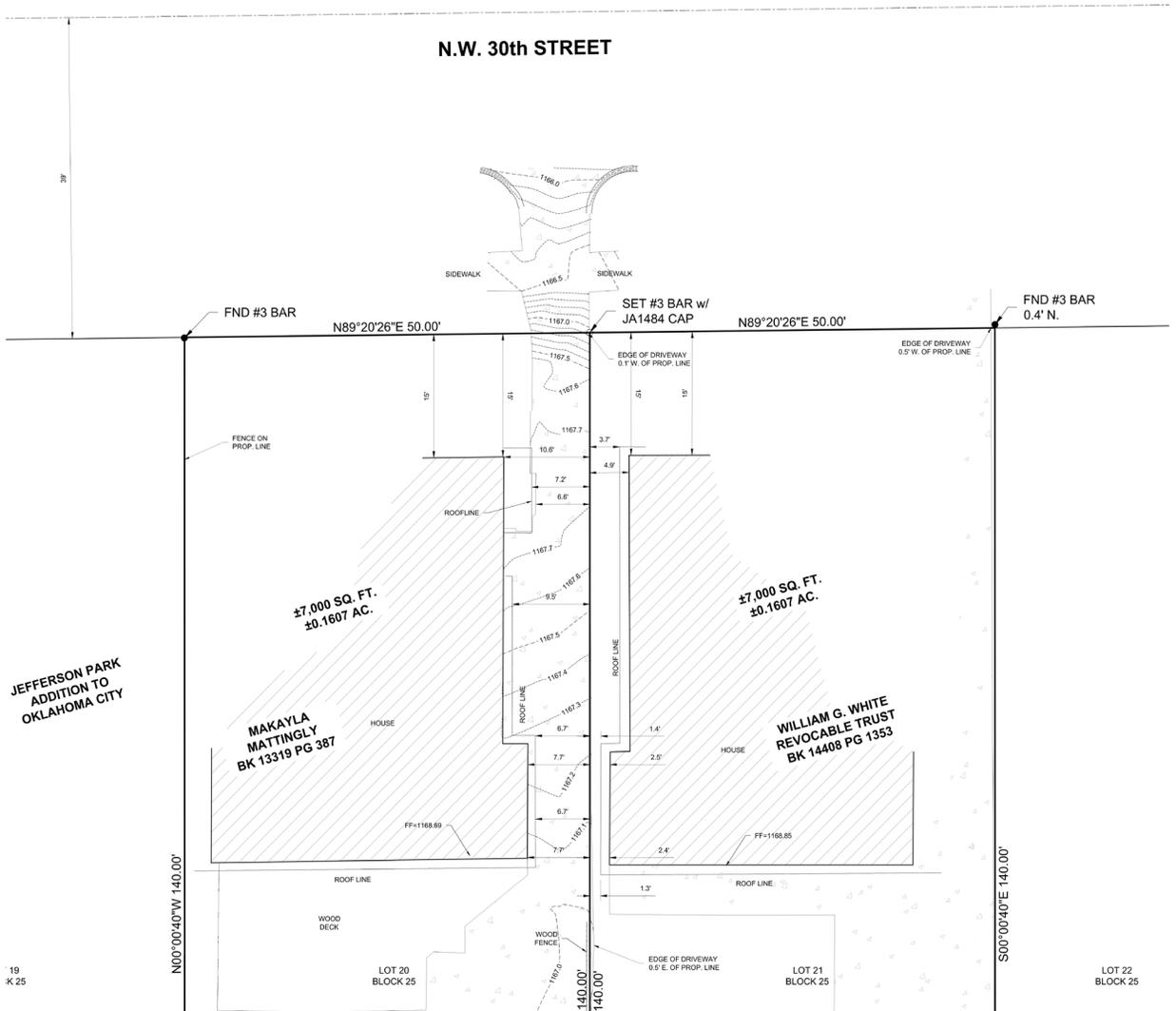


1/18/2024

Reference ACOG Traffic Count Map

NW 30th ST SETBACKS

The adjacent properties, 416 and 420& 422 NW 30th street are both single story bungalows. The survey below shows the setback of the two properties as fifteen feet. A structure of 35' and two and one half stories will dwarf the existing neighbors, similar to the properties at 433 and 441 NW 28th street. A side setback in excess of ten feet and a front setback deeper than the adjacent properties, can help with the dissimilar scale.



N Harvey Pkwy

