

memo

Mayfair Hills Neighborhood

To: Cindy Lakin, Subdivision & Zoning Specialist
Oklahoma City Planning Department

From: Bruce Sankey, Mayfair Hills Neighborhood 

Date: December 2, 2024

Re: Submission to members of OKC Planning Commission

The attached materials are being submitted by residents of Mayfair Hills Neighborhood to members of the Oklahoma City Planning Commission for consideration at their Thursday, December 12 meeting. The submission (which includes a transmittal letter, signed petitions, photograph, and map) relates to the Commission's consideration of amending Chapter 59 of the OKC Municipal Code, 2020, to allow Accessory Dwellings.

There are nine submissions; each Commissioner is designated.

Kindly see that the materials are included with the packets the Commissioners receive for the Dec. 12 meeting. Thank you!

If you have questions or there are issues, kindly contact me by phone at (405) 601-2062, or text at (405) 606-1591, or via email busnews@cox.net. Once again, thanks for your consideration and assistance.

December 2, 2024

Commissioners
Oklahoma City Planning Commission
420 West Main Street, 9th Floor
Oklahoma City, OK 73102

Subject: Signed petitions relating to proposed amendment to
Chapter 59 of OKC Municipal Code -- Accessory Dwellings

Dear Commissioner:

Attached to this letter are petitions signed by an overwhelming majority of residents of Mayfair Hills, requesting our neighborhood be exempted from application of the proposed Accessory Dwelling Unit zoning ordinance.

Mayfair Hills is a small, architecturally harmonious enclave of 75 single-story homes constructed in the early 1960s, a decade or two after the bulk of other "Mayfair" residential areas in OKC. Our neighborhood has no through streets or sidewalks; the houses are situated on mostly short, curving streets a half-block or more from significant surface streets. These factors give the area a sense of privacy and homogeneity that is highly valued and guarded by residents. Yet, despite our small size, we have a remarkably ethnically diverse population – with homeowners from Pakistan, mainland China, Hong Kong, Singapore, Korea, Vietnam, Mexico, and Central America.

The proposed zoning change that would permit accessory dwelling units as a conditional use in Mayfair Hills has been a topic of significant interest in our neighborhood since June, shortly after it became a major issue for the Planning Commission and an item of regular discussion on Nextdoor, the social media application. At the annual meeting of the Mayfair Hills Neighborhood Association in late September, the issue was aired, with residents expressing opposition and/or significant misgivings regarding several aspects of the ADU concept.

Most notably, residents expressed deep concern about the loss of due process and other protections the current zoning ordinance provides R-1 neighborhoods. The administrative-oriented ADU ordinance eliminates many of these safeguards. Residents also fear the lifestyle and stability they currently enjoy will be threatened, with neighbors pitted against neighbors. These factors, they worry, far outweigh any possible benefits to residents or the city writ large from the unfettered introduction of ADUs into Mayfair Hills.

Each ADU easily can produce a half-dozen or more disgruntled neighbors. Beyond that, houses with an ADU on the lot instantly become harder to sell and virtually guarantee the buyers are real estate investors, not families who are the bedrock and strength of Mayfair Hills.

Two years ago, our neighborhood successfully blocked a real estate investor from converting one of the homes – he had purchased for the highest price ever paid for a Mayfair Hills' house -- into a short-term rental (AirBnB / Vrbo). That experience gave residents a foretaste of the issues and downsides of such neighborhood intrusions.

Mayfair Hills shares many of the same characteristics and shortcomings of other Urban Medium Land Use Typology Areas and neighborhoods that recently have been exempted from the application of the accessory dwelling unit ordinance change. The attached petitions request similar consideration for Mayfair Hills. Thank you.

Sincerely and respectfully,



Sarah Earley Smith
Co-president
Mayfair Hills Neighborhood Assn.



Kim Quine
Vice President
Mayfair Hills Neighborhood Assn.

Attachment: Signed Petitions

cc

Nate Clair, Ward 1, Chair
Janis Powers, Ward 2
Jerimy Meek, Ward 3
Mike Privett, Ward 4
Bobby Newman, Ward 5
Dan Govin, Ward 6
Camal Pennington, Ward 7
Don Noble, Ward 8
Rusty LaForge, At-Large

Proposed Changes to Chapter 59, Planning and Zoning Code (Accessory Dwelling Units)

We residents of Mayfair Hills' neighborhood are strongly opposed to the proposed code change that would take the current single-family R1 code restrictions and reduce them to what is now R4. As a post-war neighborhood our footprint would not easily allow for ADUs. We think this drastic change is shortsighted and it could have unintended consequences for neighborhoods and our community going forward. Through attendance at public meetings and attempts at correspondence, little to no evidence has been offered as to why this zoning change is needed. Please listen to your constituents voices when considering this, unnecessary change to our current code. Mayfair Hills should be exempted from the ADU ordinance provisions.

Name:	Address
Kyle Kunk	3113 NW 52nd St.
Steve P...	3109 NW 52nd OK OK 73112
Carol M...	5110 N. Drexel Blvd 73112
Ruff P...	5108 N. Drexel Blvd 73112
Pete F...	3105 NW 52nd St. OK.C. 73112
Brad Hart	5300 N Drexel Blvd 73112
B...	5300 N Drexel Blvd OK 73112
Annie Doan	5308 N. Drexel Blvd, OK 73112
Daniel Doan	5308 N. Drexel Blvd, OK 73112
Mariesa McNeill	5321 N. Drexel Circle OK OK 73112
Courtney Archer	5304 N Drexel Blvd, OKC, OK 73112
Kustin Smith	3104 NW 54th Street OKC, OK 73112
Opel Sh	3104 NW 54th ST OKC, OK 73112

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Name:	Address
Ross Kara Paslay	3101 NW 52ND ST 73112
Regina Lopez	3225 NW 52
MICHAEL KNOX	5305 N. HAMILTON DR.
Deborah Ochoa	5305 N. Hamilton Dr
Aisha Lone	5213 N. Hamilton Dr
Hallie Bovay	5201 N. Hamilton Dr
Emily Snyder	5200 N Hamilton Dr
Joseph Snyder	5200 N Hamilton Dr
Allen Murphy	5216 Hamilton Dr.
Joy Murphy	5216 HAMILTON DR
Shannon Claire	3201 NW 52 nd St
Alex MacL	3125 NW 52 nd St
Larry Smith	3124 NW 52 nd St
Dale Fink	3101 NW 52 nd St.

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Name:	Address
<i>Janet Smith</i>	<i>3221 NW 52nd St</i>
<i>[Signature]</i>	<i>3221 NW 52nd St</i>
<i>[Signature]</i>	<i>3220 NW 52nd</i>
<i>[Signature]</i>	<i>3217 NW 52nd</i>
<i>Frank D. Bell</i>	<i>3211 NW 52nd</i>
<i>Paul Chini</i>	<i>3209 NW 52nd St</i>
<i>John Jones</i>	<i>3209 NW 52nd St</i>
<i>Ken Goddard</i>	<i>5212 N. Hamilton Dr</i>
<i>amanda nguyen</i>	<i>6205 N Hamilton Dr</i>
<i>John [Signature]</i>	<i>5205 W Drexel Cir</i>
<i>Harry Smotone</i>	<i>3205 NW 52nd St</i>

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Name:	Address
<i>John A. Carter</i>	3229 NW 54 th
<i>Mark Prode</i>	3228 NW 54 th
<i>R. Heine</i>	3200 NW 54 th
<i>Debra Nagedera</i>	3216 NW 54 th St.
<i>Abdul Razaq</i>	3212 NW 54 th Street
<i>Bruce Jenkins</i>	3108 NW 54 th St.
<i>Elizabeth Pearson</i>	3117 NW 54 th St.
<i>Carl Miller</i>	3120 NW 54 th St
<i>Ando Hill</i>	3209 NW 54 th Circle
<i>Lamanthu Mudd</i>	3209 NW 54 th Circle
<i>Helen Harding</i>	3112 NW 54 th
<i>John Miller</i>	3120 NW 54 th St.
<i>Betty J. Lusk</i>	3213 NW 54 th Circle

Proposed Changes to Chapter 59, Planning and Zoning Code (Accessory Dwelling Units)

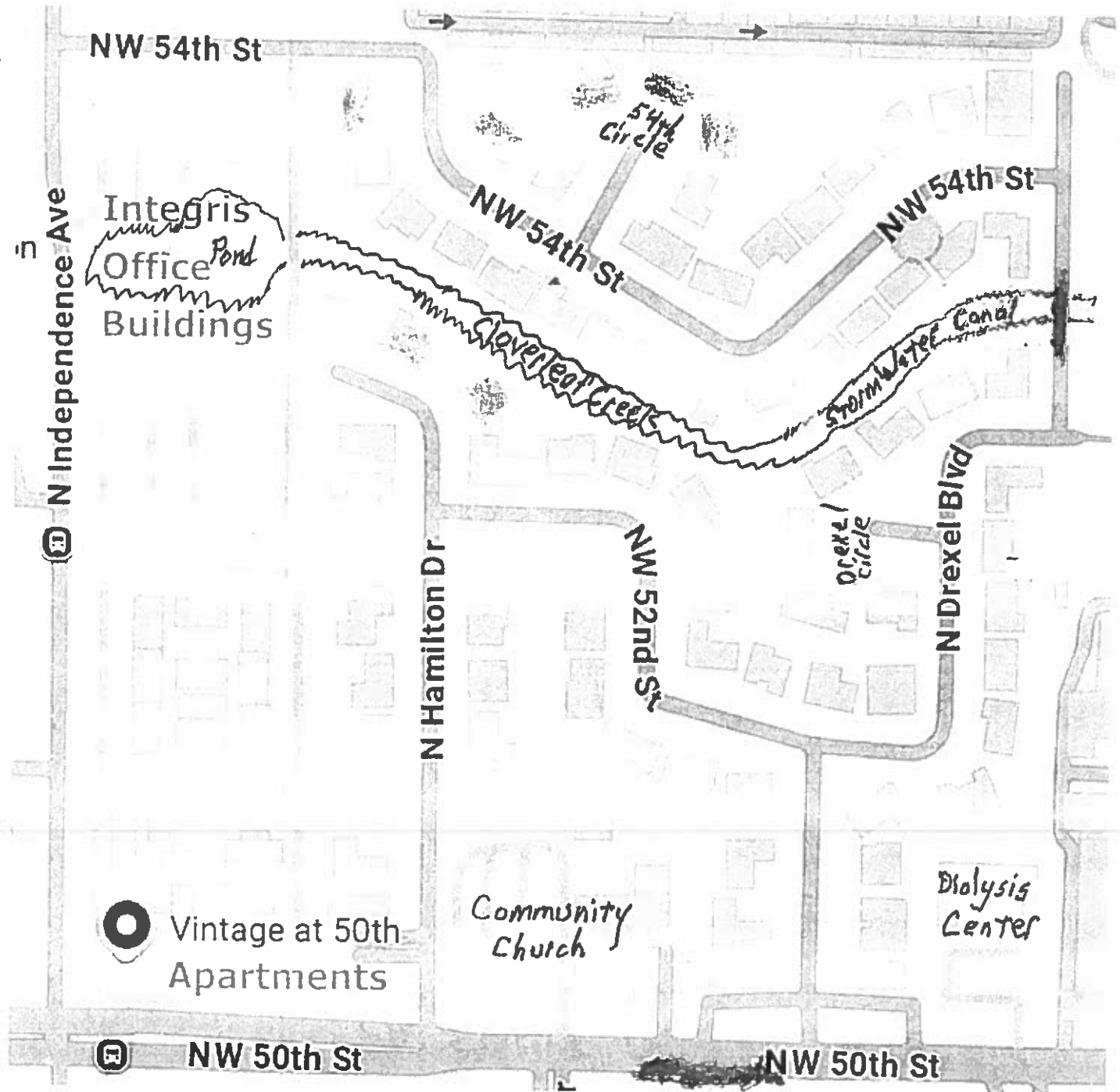
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[illegible]



Photograph taken by a Mayfair Hills' resident Monday a.m., Nov. 25. Her comments: *"This whole ADU thing is going to be a nightmare in a few years with increased street parking. . . . Notice the utility truck that's unable to get through because of cars and pick-ups parked on both sides of the street. And our streets aren't that narrow."*

Mayfair Hills Neighborhood



Mayfair Hills Neighborhood streets/blocks: 5100-5300 N. Drexel Blvd.; 5300 Drexel Circle; 3100-3200 NW 52nd St.; 5100-5300 N. Hamilton Dr.; 3200 NW 54th Circle; 3100-3200 NW 54th St.