



January 10, 2025

OKC Planning Department  
420 West Main Street  
Suite 910  
Oklahoma City, OK 73102

RE: Case Number SPUD-1699

To Whom it May Concern:

I am writing to express our strong opposition to the proposed zoning change related to SPUD 1699 on NW 10<sup>th</sup> Street.

As a representative of a business and the President of the Westen District I would like to request this zoning change not be approved. We have been working for 10+ years to clean up this area and I believe allowing this type of business would be a detriment to all the work we have done.

Thank you for your consideration,

A handwritten signature in blue ink that reads 'Ken Guthery'.

Ken Guthery  
Sr. Commercial Relationship Manage



January 7, 2025

OKC Planning Department  
420 West Main Street  
Suite 910  
Oklahoma City, OK 73102

RE: Case Number SPUD-1699

To Whom it May Concern:

We are writing to express our strong opposition to the proposed zoning change related to SPUD 1699 on NW 10<sup>th</sup> Street.

As a representative of residents and businesses of the Westen District I would like to request this zoning change not be approved. We are concerned about the potential negative visual impact of salvaged typed cars being parked on NW 10<sup>th</sup> in this small lot (less than 22,000 sf). It is also unclear how there is any room for storage or auctioning space. Even if major fencing was included, it would seem disproportionate for the size of the lot. Currently the street frontage appeal of this property is not attractive and to add more components, in my opinion, would only add to its unattractiveness.

WesTen District have been working over the years to keep the corridor clean, visually appealing and safe. With that reference, we respectfully request that you deny the proposed zoning change.

Thank you for your time and consideration,

Robin Jones, WesTen Executive Director

**The WesTen District**  
**Mailing Address:** Box 75813 | Oklahoma City, OK 73107  
A 501 C3 Non-Profit Tax ID #26-3095952

## Johnson, Thad A

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**From:** Amy Rollins <amy@castlefalls.com>  
**Sent:** Tuesday, January 7, 2025 12:05 PM  
**To:** PL, Subdivision and Zoning  
**Cc:** WesTen; Cervantes, Donna F  
**Subject:** Zoning Change for 5241 NW 10th Street, Oklahoma City

You don't often get email from amy@castlefalls.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..

To: City of Oklahoma City Planning Department

From: Amy Rollins, Castle Falls Restaurant & Venue, 820 N. MacArthur Blvd., Oklahoma City

This inquiry concerns the proposed zoning change at 5241 NW 10th St., Oklahoma City. Based on the lot/area, I have concerns regarding the feasibility and appropriateness of the proposed business use.

Specific Concerns:

- **Lot Size:** The current lot size may be inadequate to accommodate the proposed business use while maintaining acceptable standards for vehicle storage: Is there a site plan demonstrating how vehicles will be stored on the property?
- **Visual Aspect:** Is landscaping and fencing/screening included in the plan?
- **Traffic Flow:** The traffic flow is already heavy in this area, Has the traffic impact been addressed?

As a WesTen Board Member, Resident, and Business Owner in the area for over 20 years, we welcome business development but with what knowledge I have of this situation and the current status of the property owner/operator, I would ask for this zoning change not to be approved.

Amy Rollins  
Proprietor  
**Castle Falls**  
Restaurant & Venue  
820 North MacArthur Blvd.  
Oklahoma City, OK 73127  
Reservations: 405.942.6133  
Direct: 405.210.0577  
[amy@castlefalls.com](mailto:amy@castlefalls.com)