

## Johnson, Thad A

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**From:** Maira Mata <mmamata2@live.com>  
**Sent:** Monday, July 22, 2024 1:56 PM  
**To:** Davis, Benjamin E; PL, Subdivision and Zoning  
**Cc:** meliortiz1525@yahoo.com  
**Subject:** Riverpark Neighborhood Concerns on SPUD 1647

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Attn: Benjamin Davis and OKC Planning Commission  
OKC Planning Department, Subdivision and Zoning  
420 West Main Ste 910  
OKC, OK 73102

Regarding;  
Case No: SPUD 1647  
Application: TAF Construction, LLC  
Existing Zoning: R-1/AE-2  
Location; 3800 SW 27<sup>th</sup> Place

Attn: Benjamin Davis and OKC Planning Commission

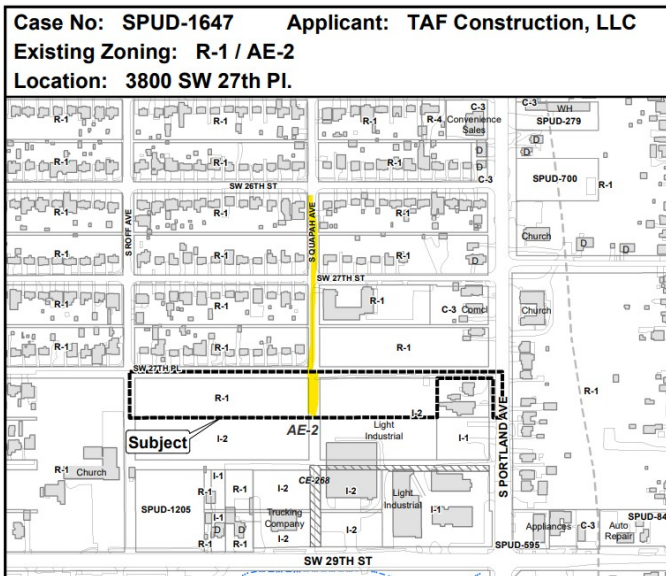
The Riverpark Neighborhood has received notice of SPUD 1647. We are very excited to read about plans to utilize the vacant area and would love to receive additional information as to the future plans of the developer.

Based on our review of the Case No: SPUD -1647, discussions with neighborhood residents and members of the nearby community, we would like to request the commission to take into consideration the following concerns in its decisions whether to grant the approval to the project. A few of these concerns are of immediate impact to the Riverpark Neighborhood and other property owners sharing the common street with the proposed project, while other of our concerns affect the entire Riverpark Community.

Assuming the project is approved in some form we (Riverpark Neighborhood) would request the developer provide written answers to the following questions below:

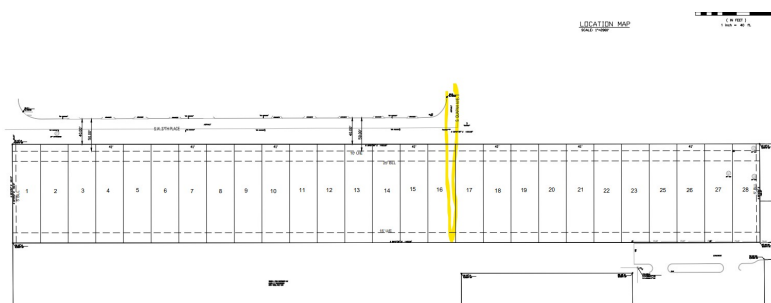
1- What will be built in this area? We understand it will be single family homes, we are requesting additional information.

2- Currently one side of a block in the Riverpark Neighborhood consists of 12 single family homes, Exhibit B of SPUD 1647 plan has 16 lots listed on one block.



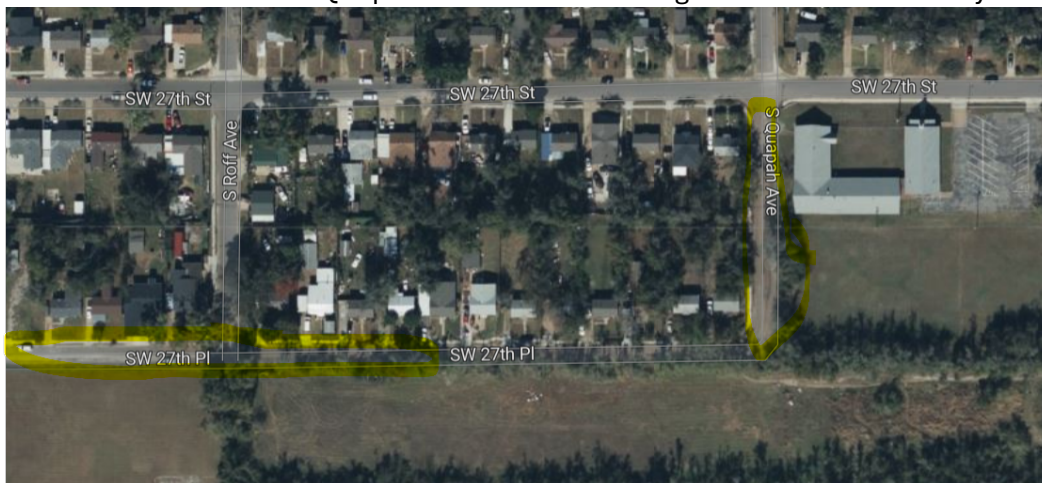
Current

2-cont. The 16 lots on one side of the block, do NOT take into consideration the cross street Quapah Ave, does that mean the Quapah Ave will be closed?



Plan, Exhibit B

3- Will the 27<sup>th</sup> Place and Quapah Ave streets be enlarged to 2 lanes? Currently it is only one lane.



4- Will the closed alley way on 27<sup>th</sup> Place between Quapah Ave and Portland be opened? If so will the street also be 2 lanes?



We appreciate the OKC Planning Commission's time and effort to assist our neighborhood to achieve a positive resolution of our concerns about the developer's plan. We also appreciate the developer's commitment to work with the neighborhood and community as they continue the planning and development process.

Sincerely,

Maira Mata,  
Member At-Large,  
Riverpark Neighborhood Association

Cc; Melissa Ortiz, Member At-Large, OKC Planning Commission