

MIAYA D. WHITEHEAD
2136 N.E. 14TH STREET
OKLAHOMA CITY, OK 73117

City of Oklahoma City Planning Department
c/o David Cunningham re Case No: SPUD-1666
420 West Main Street, Suite 910
Oklahoma City, OK 73102

September 4, 2024

David Cunningham,

My name is Miaya Whitehead, and I am the lawful homeowner of 2136 NE 14th Street, Oklahoma City, OK 73117. My home rests on lots 1 and 2 of Block 8 of White Orchard Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. I am writing to you to inform you of my disapproval of Placekeeper's LLC application that requests to change the zoning on nearby lots from R1 to R1, R2, R3, and R4 according to the Case No: SPUD-1666. **I am also requesting (OR PETITIONING) that you deny Placekeeper's LLC application to rezone to R1,R2,R3, and R4 for the following reasons.**

First, SPUD-1666 intends to change zoning on nearby lots so it can create a 25 unit commercial dwelling, which will negatively alter the aesthetic effect of the neighborhood as all of the homes in the neighboring lots are 1-story, single family homes, with an average maximum height of 15 feet. The SPUD-1666, contrasts severely to the aesthetic of the surrounding homes by offering a maximum height of 45 ft – a height that is three times the height of the average home in the neighborhood. (See page 4 of SPUD-1666). This will create an eyesore in the entire neighborhood as the lots that Placekeepers LLC intend to develop are structures that are located in the middle of the neighborhood.

In addition to creating a structure that is out of place when juxtapose to the look and feel and architecture of the surrounding homes -including my home, Placekeeper's LLC SPUD-1666 shows that there will be a maximum of 25 dwelling units within the track (See page 6, section II., subsection 10.2), which will exponentially increase the property taxes of our homes and force the eviction of homeowners who cannot pay the increase in property taxes. Again, all of the nearby residences including my own home are single family residences. The average single-family home is approximately valued at \$175,000.00 in my area. The average price of a multi-family home can range anywhere from \$300,000 to \$3,000,000.00. The Spud-1666 intends to build five of these multi-family units so the average of the property can be anywhere from \$1,500,000.00 to \$15,000,000.00! The huge increase of the property value will drive up property taxes in a way that will force the sale of all of our homes. This is not ethical property development. This is gentrification to an extreme level.

In addition to changing the aesthetic of the neighborhood and raising the property values of our homes so high that owners will not be able to afford their homes due to property tax increase, the multi-family

Denial Of SPUD-1666 application to rezone to R1,R2,R3, R4 from R1 1

units per the SPUD-1666, will cause noise and trash pollution as the SPUD-1666 intends to build a daycare on the grounds, cram 25 residences into very small lots of land, and provide a dumpster for their residents. The noise pollution is also extremely heinous because it will create a sound nuisance to senior homeowners and professional homeowners alike who has the right to peaceful enjoyment of their homes that they paid for. The dumpster would also increase trash pollution in a neighborhood that has previous issues with people illegally dumping trash and could misuse the dumpster in away that turns the block in a smelly and ugly landfill.









In closing, I don't know what possessed Placekeeper's LLC to think that circumventing commercial zoning laws by claiming their commercial property development is residential in nature because it is not. It is capitalistic greed wrapped up in noise and trash pollution and overpopulation. This is not an ethical project development, but an unethical project development aimed at the working-class families to force us out of homes and our neighborhoods and cram a bunch of people in tight living quarters that will be an eye sore and a nuisance on our block. How dare Placekeepers LLC apply to drastically change residential zoning laws, so they change charge marketplace rent on 25 dwellings that are really three glorified city lots!

For the previous reasons, it's a no for me. It's a no for me. It's also my official request to deny Placekeeper's LLC SPUD-1666 application to change zoning laws in my neighborhood on my block to a R2, R3, R4. Moreover, just to show you that I am standing on business, Below are the signatures, names, and addresses of my neighbors who are homeowners or occupants adjacent to this monstrosity of a development project and completely agree to rejecting and denying Placekeeper's LLC SPUD-1666's lipstick on the pig of gentrification of an application to rezone to R1,R2, R3, and R4. I will be there at the hearing on September 12, 2024, to verbally voice my opinion. Thank you for your consideration.

Very respectfully,

 9/4/2024

Miaya Whitehead and neighbors (Continued on page 3)

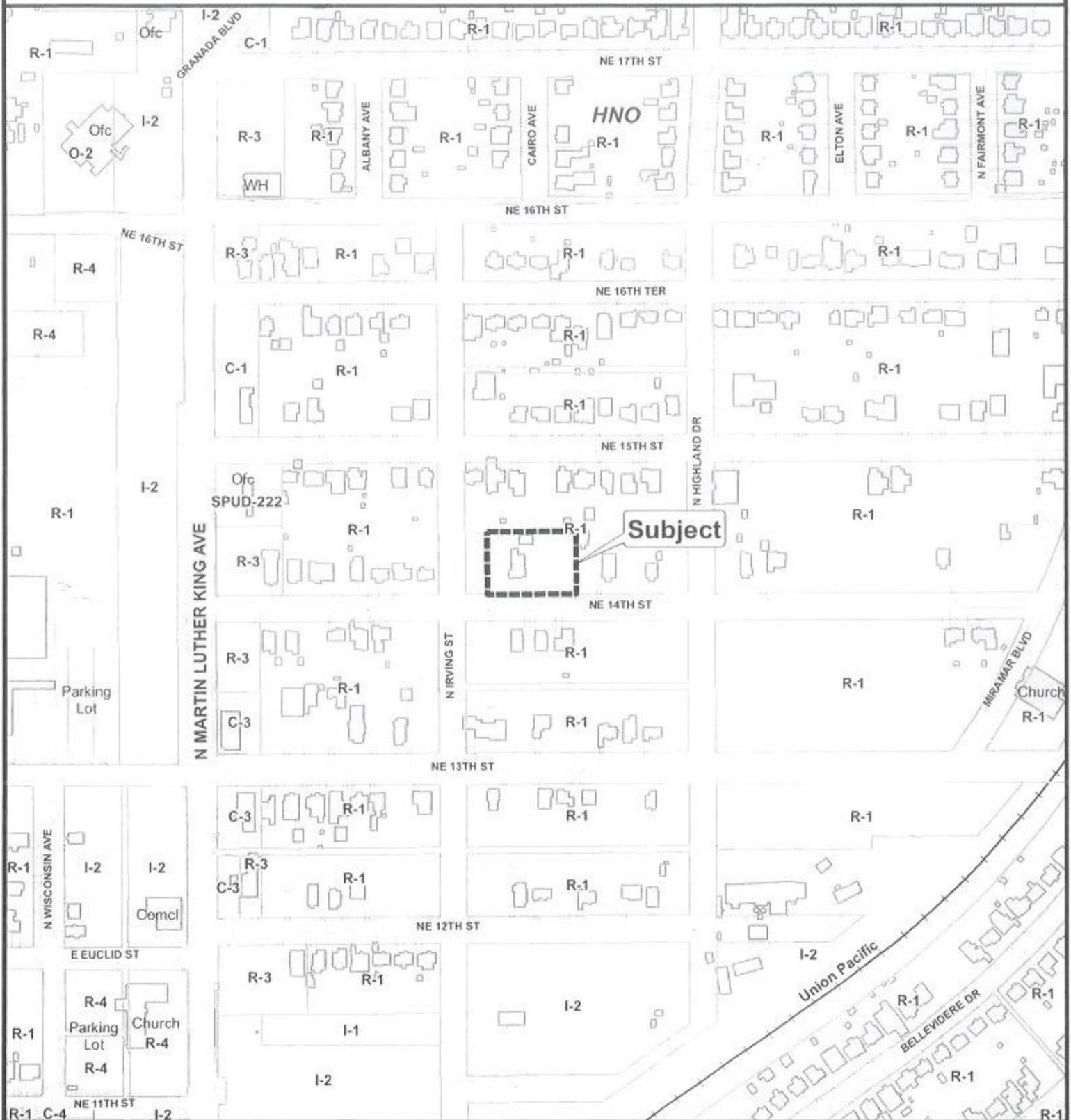
NAME	SIGNATURE	PROPERTY ADDRESS	DATE
MIAYA WHITEHEAD		2136 NE 14th St. 73117 OKlahoma City, OK	9/4/2024
Bryan Leigh		2116 NE 14th 73117 OKC, OK	9/4/24
Sherreen Walker		2132 NE 14th OKC, OK 73117	9/4/24
Melody Jackson		2212 NE 18th OKC, OK 73111	9/4/24
Monique Garrett		1501 N PAGE Ave OKC 73117	9/4/24
Pastor Holloway		8916 NE 46 OKC 73084	9-4-24
Lena Holloway		8916 NE 46 OKC 73084	9-4-24
Dorothy L. Betts		2125 NE 14th 73117	9-4-24

Case No: SPUD-1666

Applicant: PlaceKeepers, LLC

Existing Zoning: R-1

Location: 2113 NE 14th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(____)

MASTER DESIGN STATEMENT

White Orchard

2113 NE 14th Street

July 17, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
5811

SPUD-() MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-3, "Medium Density Residential" District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted within Tract 1 this site:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

The maximum height if any building shall be 45 feet.

3. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 75%.

4. Minimum Lot Size:

The minimum lot size within this SPUD shall be 3,000 SF.

5. Minimum Lot Width:

The minimum lot width within this tract shall be 25 feet.

6. Building Setback Lines:

North Boundary:	5 feet
East Boundary:	5 feet
South Boundary:	8 feet
West Boundary:	5 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

7. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD.

8. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

9. Signs:

Signage shall be per the base zoning district.

10. Vehicular Access:

One (1) driveway shall be permitted from NE 14th Street and one (1) drive shall be permitted from N Irving Street via the existing alley. Shared access via adjacent tracts may occur with recorded cross access agreements.

Lots within this SPUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

11. Sidewalks:

Five-foot sidewalks shall be constructed on NE 14th Street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco, stone masonry, fiber cement panels, wood, architectural metals, engineered wood siding, rainscreen systems, and/or other similar claddings or material.. EIFs shall not be permitted within this SPUD. Architectural regulations do not apply to accessory structures.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 25 feet from all property lines adjacent to residential uses.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

This SPUD shall require 0.75 parking spaces per dwelling unit.

7. Maintenance:

N/A

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Platting:

Platting shall be per the OKC Subdivision Regulations.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

10. Other:

10.1 Common Areas: Not Required

10.2 Density: There shall be a maximum of Twenty-five (25) dwelling units permitted within this tract.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

EXHIBIT A
LEGAL DESCRIPTION
White Orchard

Lots Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), and Thirty (30), in Block Five (5), WHITE ORCHARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

