

James E. Bost
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Oklahoma City, OK 73106
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Planning Department
City of Oklahoma City
420 West Main Street
Suite 910
Oklahoma City, OK 73102

Submitted via email to:
subdivisionandzoning@okc.gov

RE: Zoning Change Application
Case No: SPUD-1717
2207 N. Gatewood Ave.

March 7, 2025

Hello,

This is submitted in opposition to the above requested zoning change.

Applicant has requested a change for two (2) adjoining lots, from R1 within the UCD, to a SPUD conditioned R4 zone without mention of staying within the UCD.

For consideration: There is no benefit to the community in granting this zoning change. In fact there are several detrimental impacts to the community should this application be approved.

- Current R1 zoning configuration allows one family on each of the 2 lots. That's two families total. Whereas the applicant is requesting to increase the density to 6 families on the 2 combined lots.
- The 2 lots are located directly across the street from Gatewood Elementary School. During the daytime the 20' wide street is heavily used by patrons and workers at the School to traverse AND park. Inevitably adding more residences at this location (regardless of onsite parking provisions) will further add to on-street congestion particularly; during school hours, special school events, parental pickup/dropoff and for emergency vehicle access to the school.
- Functional storage and setting out of trash bins will be cumbersome and unsightly with 2 trash and 1 recycling bin per residence typically furnished. That's 18 cans to somehow manage and place at the curb for pickup and then behind the structures for storage.
- A conditioned change to R4 zoning would allow building design, occupancy, function, and uses that are incongruent with the current single family, Historic district neighborhood. Further, an R4 designation would allow the potential uses of "Group Residential" and "Lodging" in the current R1 Single Family neighborhood.
- A special condition limit of 30 foot tall buildings is requested and completely unnecessary as the existing structures are well under this height. Allowing up to 30 foot height could open the option of 3 story structures to be built in an area that where most are single story and none are higher than 2 story.

- Due to the density of usage and the accompanying extent of on-site parking; there remains little functional green space for usage of occupants, their children or pets.

In addition, I fear that the increased traffic resulting from a multi-family dwelling on that particular location creates strong safety concerns. I am a longtime runner in the neighborhood and I can tell you that the traffic around the school is very often dense making it somewhat dangerous, not just for runners, but also for so many residents who take their dogs to walk at the school playground. That playground is also a well-used recreational space for children with several play structures on the property. We also have a Gatewood neighborhood bike ride for children led by several parents – the route includes riding around the school.

That school across from the proposed multi-unit apartments is a strong community resource for children and families, and I believe that additional traffic right across the street creates a stronger likelihood of traffic incidents with no benefit for the area residents. That property is very close to the intersection, which is a blind corner because of a large hedge in front of the property on the corner. Additional traffic will certainly create an even less safe intersection. For the above concerns (and not considering future aesthetic building design submittals) I am in strong opposition to the rezoning request SPUD-1717.

Thank you.

James Bost

James Bost

Xavier McClure
2200 N. Indiana Ave.
Oklahoma City, OK 73106
405/525-8580
xmclure@msn.com

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

Submitted via email to:
subdivisionandzoning@okc.gov

RE: Zoning Change Application
Case No: SPUD-1717
2207 N. Gatewood Ave.

March 6, 2025

Hello,

This is submitted in opposition to the above requested zoning change.

Applicant has requested a change for two (2) adjoining lots, from R1 zoning within the UCD, to a SPUD conditioned R4 zone without mention of staying within the UCD.

For consideration: There is no benefit to the community in granting this significant zoning change. In fact there are several detrimental impacts to the community should this application be approved.

- Current R1 zoning configuration allows one family on each of the 2 lots. That's two families total. Whereas the applicant is requesting to increase the density to 6 families on the 2 combined lots.
- The 2 lots are located directly across the street from Gatewood Elementary School. During the daytime the 20' wide street is heavily used by patrons and workers at the School to traverse AND park. Inevitably adding more residences at this location (regardless of onsite parking provisions) will further add to on-street congestion particularly; during school hours, special school events, parental pickup/dropoff AND for emergency vehicle access to the school.
- Functional storage and setting out of trash bins will be cumbersome and unsightly with 2 trash and 1 recycling bin per residence typically furnished. That's 18 cans to somehow manage and place at the curb for pickup and then store behind the structures.
- A conditioned change to R4 zoning would allow building design, occupancy, function, and uses that are incongruent with the current single family, Historic District neighborhood. Further, a R4 designation would allow the potential uses of "Group Residential" and "Lodging" within the current R1 Single Family neighborhood.
- A special condition limit of 30 foot tall buildings is requested and completely unnecessary as the existing structures are well under this height. Allowing up to 30 foot height could open the option of 3 story structures to be built in a neighborhood where most are single story structures and none are higher than 2 stories.

- A special condition of 5 foot building lot line setbacks along the North, West and South perimeter is requested. This setback should apply only to existing structures and not to new structures or expansion of existing structures.
- Due to the density of structures and the accompanying extent of on-site parking illustrated in the exhibits; there remains little functional green space for usage of occupants, their children or pets.

For the above concerns among others (and not considering future aesthetic building design submittals) I am in strong opposition to the rezoning request SPUD-1717.

Thank you.



Xavier McClure



Above is a photo of the typical school hours parking on Gatewood Avenue with the subject property shown directly in the background.

Johnson, Thad A

From: Blake Briscoe <blake.a.briscoe1@gmail.com>
Sent: Thursday, March 6, 2025 7:02 PM
To: PL, Subdivision and Zoning
Subject: SPUD-1717
Attachments: SPUD1717.pdf

You don't often get email from blake.a.briscoe1@gmail.com. [Learn why this is important](#)

In regards to SPUD-1717 proposal for rezoning, please see the attached written opposition.

Thank You,
Blake Briscoe
2201 N Gatewood Ave,
Oklahoma City, OK 73106

Blake Briscoe
2201 N. Gatewood Ave.
Oklahoma City, OK 73106
405-606-9026
Blake.a.briscoe1@gmail.com

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

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subdivisionandzoning@okc.gov

RE: Zoning Change Application
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March 6, 2025

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For consideration: There is no benefit to the community in granting this zoning change. In fact there are several detrimental impacts to the community should this application be approved.

- Current R1 zoning configuration allows one family on each of the 2 lots. That's two families total. Whereas the applicant is requesting to increase the density to 6 families on the 2 combined lots.
- The 2 lots are located directly across the street from Gatewood Elementary School. During the daytime the 20' wide street is heavily used by patrons and workers at the School to traverse AND park. Inevitably adding more residences at this location (regardless of onsite parking provisions) will further add to on-street congestion particularly; during school hours, special school events, parental pickup/dropoff and for emergency vehicle access to the school.
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- A special condition limit of 30 foot tall buildings is requested and completely unnecessary as the existing structures are well under this height. Allowing up to 30 foot height could open the option of 3 story structures to be built in a neighborhood where most are single story structures and none are higher than 2 stories.

- Due to the density of structures and the accompanying extent of on-site parking; there remains little functional green space for usage of occupants, their children or pets.
- A reduction in green space due to parking will also present water shed issues to surrounding lots and to the street.

For the above concerns (and not considering future aesthetic building design submittals) I am in strong opposition to the rezoning request SPUD-1717.

Thank you.

Blake Briscoe



Above is a photo of the typical school hours parking along Gatewood Avenue with the subject property in the background.





