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From: Kimberly Baller <kimberlyballer@gmail.com>
Sent: Wednesday, November 6, 2024 11:08 AM
To: PL, Subdivision and Zoning
Cc: Ellen Knickmeyer
Subject: Proposed SPUD 1685 - Information for Staff Recommendation

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Nov. 6, 2024

Kimberly Baller
2409 Geranium St.
San Diego, CA
92109

Re: Additional information for review ahead of staff recommendation on Case No: SPUD-1685 Applicant: Arturo De Lara Escalera Existing Zoning: C-4 / AA / PUD-771 Location: 3104 NE 82nd St.

Dear Oklahoma City Planning Commission Staff, Commission Members:

Below you will find information shared with me via my Aunt Ellen Knickmeyer. Ellen is my mother's sister. Ellen, my mom, Constance and their brother Danny all grew up in Oklahoma and visited their Grandfather's land often. Their mom, Naomi Knickmeyer, my grandmother, grew up on this land with her 6 brothers and sisters. This land holds enormous value to our family, marking numerous weddings, family gatherings, reunions, Sooners football watch parties and memorials. My immediate family and some of our cousins have since moved out to California. This land in Oklahoma remains as our connection to the land where our family lived for so many generations and we return to it as often as we can. My grandfather on my fathers side also owned land in Oklahoma but had to sell it shortly before moving into a retirement home with Alzheimers. So for me, this land at NE 82nd st. is my last connection to the great state of Oklahoma, where all of my ancestors are from.

My cousins living on the land now have worked hard to maintain the property and surrounding areas as a beautiful piece of land that we can all return back to. They recently informed me of the changes below. I am heartbroken to hear that the applicant is misusing the road where our families' homes are residing and that he has not worked with them to remedy the noise or the visual nuisance of large construction trucks driving down their usually quiet street. I ask that you please stop the use of large trucks on this road and demand the applicant find another way to access his property. The applicant should also be asked to find a way to hide the construction materials behind fencing or shrubbery to provision for a visual buffer, noise abatement and dust control for my family members on the property.

As my Aunt Ellen calls out below, "SPUD-1685 proposes a drastic variance from existing residential zoning and the historical land use over more than a century, would greatly damage surrounding home owners' use of their homes and property value, fails to acknowledge or address the multiple

inadequacies of the site for the proposed project, and already is in at least partial operation in violation of the prohibitions and restrictions on the site and road."

Thank you very much for your time and consideration. I'm very happy to provide any additional information.

Kimberly Baller
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Nov. 4, 2024

Ellen Knickmeyer
3100 NE 82nd St.
Oklahoma City, Oklahoma
73131

Re: Additional information for review ahead of staff recommendation on Case No: SPUD-1685 Applicant: Arturo De Lara Escalera Existing Zoning: C-4 / AA / PUD-771 Location: 3104 NE 82nd St.

Dear Oklahoma City Planning Commission Staff, Commission Members:

I am writing as one of several adjoining homeowners to provide pertinent additional deleatory site and road information for Planning Commission staff as they evaluate Case No. SPUD-1685 application. I ask that this letter kindly be provided to the experts on city staff to have this information as they prepare their recommendation, and included in the overall documentation with the application as it goes to commissioners.

-Regarding access for the proposed project: SPUD-1685 applicant proposes to use what is a private, one-lane, fragile dirt and gravel NE 82nd, the sole route of access to his property, and incorrectly says that his project requires no improvements to 82nd.

In fact, NE 82nd is a narrow one-lane dirt and gravel road that multiple times a year under now-banned truck traffic washed out to the sandstone beneath, making it deeply rutted up and down the length of 82nd and impassable.

Our extended family, which for 130 years has owned and lived in the three homes over the several acres immediately to the west, in the past filed multiple complaints with the city about our inability because of those washouts to access our property, and the danger to us from any emergency vehicles being unable to access our homes, if need be. Previous occupants of the site of SPUD-1685 resorted to driving up in our yards to pass, which is unacceptable.

Because of the fragility and unsuitability of the road and the 130-year-old residential nature of the homes served by it to the west, access to 82nd is restricted by both the PUD-771 and the RAC designation. The

current owners and managers of 82nd have in recent years been cooperative in this effort to preserve the road in a useable state and the residential nature, have worked to maintain the passability of the road, and in recent years have worked to enforce a bar on all truck access on 82nd.

Two street signs at both ends of 82nd, posted by the road owner, advise of that prohibition on all truck traffic.

Despite this, SPUD-1685 applicant appears to have violated the PUD and RAC and prohibition since he bought the property, driving heavy and specialized construction equipment for large commercial projects down the road past our homes and damaging the dirt and gravel road.

He has ignored the “no trucks” signs posted by the road owner.

His application does not acknowledge that his heavy trucks destroy the roadway and threaten our access to our homes.

(A note in this morning’s storms: Unfortunately, the site of SPUD 1685 application has flooded since the construction of a commercial business to its east. Part of his site is now under standing water that will linger, another sign of the site’s unsuitability for the proposed use for gravel, sand and heavy industrial equipment.)

-Mitigation: Applicant makes no acknowledgement of the single-family homes as close as a few dozen feet from his proposed heavy industry. He makes no provision for a visual buffer in the sight lines, noise abatement or dust control for myself and other residents and property owners.

The heavy truck traffic, crashing gravel dumps, unsightly industrial appearance and dust and dirt from industrial use of a gravel and sand lot immediately outside our kitchen and bedroom windows would destroy the quality of life and property value of myself and family members in those homes.

Site, proposed change and existing zoning and historical use: The industrial use requested in SPUD-1685 application is at drastic variance and incompatible with the R-1 and agricultural zoning of immediately adjoining property, and the continuous, 130-year strictly residential nature of the site of SPUD-1685 itself, and of the multiple old and new single-family homes adjoining it and going all the way up to Bryant and continuing on the east side of Bryant.

SPUD-1685 proposes to make a drastic jump for his site and our neighborhood from 130 years of current and past residential use, to heavy, loud, dusty industry.

Neighborhood context: Our great-grandfather and -mother and their descendants homesteaded, quarried and built those same homes that myself, my cousins and 94-year-old uncle still live in and lovingly maintain today. We know we are lucky to have been able to keep a still-rural and residential home place that has kept our extended family together and coming back here for barbecues and weddings for six generations.

We would welcome Mr. Escalera here as a neighbor, and did, if he were not proposing a project that harms us all as property owners and a family.

SPUD-1685 proposes a drastic variance from existing residential zoning and the historical land use over more than a century, would greatly damage surrounding home owners’ use of their homes and property

value, fails to acknowledge or address the multiple inadequacies of the site for the proposed project, and already is in at least partial operation in violation of the prohibitions and restrictions on the site and road.

Thank you very much for your time and consideration. I'm very happy to provide any additional information.

Ellen Knickmeyer

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