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From: Brandhorst, Stacey <stacey.brandhorst@okstate.edu>
Sent: Tuesday, January 2, 2024 8:27 PM
To: DS, Subdivision and Zoning
Subject: Opposition to SPUD 1581 Rezoning and Proposed Construction at 30th and Hudson

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January 2, 2024

Dear Members of the City of Oklahoma City Planning Department,

I am writing to express my deep concerns and opposition to the proposed development at the southwest corner of 30th and Hudson, which is currently under consideration for rezoning under SPUD 1581. As a long-time resident of the historic district and a homeowner on Harvey Parkway my husband Shawn and I have been invested in preserving the unique character and charm of our neighborhood since we moved here in 2017.

While we appreciate the potential for progress and development in our community, we believe that the current proposal by Square Deal Capital (dba SFR-WR, LLC) raises significant issues that could negatively impact the historical integrity and livability of our neighborhood.

1. Change of Zoning Request: The requested change from "R2 Medium-Low Density Residential zoning" to "R4 General Residential" is a fundamental shift that goes against the established character of our neighborhood. We would advocate for a development that aligns with the current zoning regulations, allowing for single-family homes and duplexes that blend seamlessly with the historic architecture of the area.

2. Preservation of Historical Character: The modern design presented in the project renderings starkly contrasts with the century-old homes that surround the proposed site. Introducing the only three-story apartment complex for a mile in any direction disrupts the architectural aesthetics of our neighborhood and compromises its historical charm.

3. Traffic and Parking Issues: The parking plan, with only one spot allotted per unit and the inclusion of street parking, raises concerns about increased traffic and overcrowded streets. The potential addition of nearly 60 cars, without accounting for guests and service providers, threatens the safety and tranquility of our traditionally quiet streets and threaten to harm the already limited parking of our beloved local businesses.

4. Density and Overcrowding: In a predominantly single-family home neighborhood, the proposed development's capacity for 27 units is disproportionate and risks overcrowding. The limited parking spaces will not adequately accommodate the influx of residents, leading to further congestion and negatively impacting local businesses and recreational areas.

As a concerned resident with a home less than 150ft away from the proposed development, I strongly urge the Planning Department to carefully consider the impact of this development on our community's historical character and overall quality of life. I believe that progress can coexist with preservation, and I encourage the board to support a more modest, architecturally cohesive development that adheres to the existing "medium-low residential zoning (R2)".

Thank you for your time and consideration. I trust that the City of Oklahoma City Planning Department will make decisions that honor the historical significance of our neighborhood and ensure a harmonious balance between progress and preservation.

Sincerely,

Stacey Hollopeter

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