

## Johnson, Thad A

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**From:** Ellen Knickmeyer <ellen.knickmeyer@gmail.com>  
**Sent:** Monday, November 4, 2024 8:56 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** Joe Swalwell; Lou Kohlman; Joan Corbin; Michelle Callarman  
**Subject:** Proposed SPUD 1685 - information for staff recommendation

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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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## Johnson, Thad A

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**From:** Ellen Knickmeyer <ellen.knickmeyer@gmail.com>  
**Sent:** Thursday, November 7, 2024 8:07 PM  
**To:** PL, Subdivision and Zoning  
**Cc:** Michelle Callarman; Joan Corbin; Lou Kohlman; Joe Swalwell  
**Subject:** Protest of SPUD 1685 from adjoining property owner

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

**Letter of protest from owner of adjoining property against 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 Members and Staff:**

I am writing as the owner of a more than 90-year-old family-built and -occupied home and its 1.5 acres, 3100 NE 82<sup>nd</sup>, immediately bordering Mr. Escalera's recently purchased property. I ask you to please reject Mr. Escalera's proposed SPUD-1685, which would allow him to establish an industrial gravel and sand and heavy equipment business at a property some 50 feet from my bedroom windows.

Mr. Escalera's proposed industrial use of that site is drastically incompatible with the current zoning and the consistent 130-year residential use of his property, my property and my extended family's surrounding property.

His proposed business, and its proposed access on the same fragile single-lane dirt and gravel road that we depend upon to access our homes, is a threat to our safety, health, quality of life and property value.

That's through the heavy equipment and truck traffic on an inadequate narrow road, the sight of an industry and heavy trucks operating within view of our homes, the noise of heavy trucks and machinery and crash of gravel and sand unloading, the dust and debris in the air, and the damage that having a heavy industry with industrial-scale equipment and storage suddenly open next door does to the value of single-family homes.

Mr. Escalera's application makes no acknowledgment that he seeks to open a heavy industry in an established, stable and tax-paying residential neighborhood that would be irreparably damaged by his desired use.

His application incorrectly says that the private gravel and dirt road that would serve his business and customers sole access needs no improvement.

It would need constant improvement – it regularly washes out down to the deeply rutted sandstone beneath the gravel and dirt, so that the past residents of his property routinely resorted to driving up into my yard.

The unimproved nature of the road and the residential nature of the property served by it is why our family and the owner of the separate property to the north long ago negotiated PUD-177 to bar trucks, and why the property developer posted signs saying no trucks.

Unfortunately, as Mr. Escalera has found out, his property also floods for extended periods. It's another factor that makes his proposed use of the site unsuitable, and a threat to surrounding property.

I ask you to read my cousin Lou Kohlman's separate protest for the details of questions concerning Mr. Escalera's use of the private road.

Finally – the facts warrant a rejection of Mr. Escalera’s SPUD 1685. In terms of intangible value of what’s at stake, however: Our great-grandfather and -mother and their descendants homesteaded, quarried and built those same homes that myself, my cousins and my 94-year-old uncle still live in and lovingly maintain today.

We know we are lucky to have the last several acres of a still-rural home place that has kept our extended family together and coming back here for barbecues and weddings for six generations. It is priceless to us.

We would welcome Mr. Escalera as our neighbor, and did, if he came here to live.

Thank you for your attention.

Sincerely,

Ellen Knickmeyer

[Ellen.knickmeyer@gmail.com](mailto:Ellen.knickmeyer@gmail.com)

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