

Subdivisionandzoning

From: Alan <alanbtt@yahoo.com>
Sent: Tuesday, May 4, 2021 9:29 PM
To: Subdivisionandzoning
Cc: indy0923@aol.com; homsmcknight@sbcglobal.net
Subject: SPUD 1312 Opposition Letter
Attachments: SPUD1312BeforeAfter2 (1).jpg

Objection Letter to Proposed SPUD 1312

May 4, 2021

Planning Commission,

I object to SPUD 1312 for the following reasons:

- Whereas the lot split diagram neatly shows four homes on the petitioner's lot, it lacks context as to how it fits into the neighborhood setting. Building to within 5 ft. of the sidewalk along 14th St. totally ignores the fact that all other properties on this street are at 25 ft. setbacks. Not only would this most southern two-story building tower over the sidewalk, it's rear side would be overlooking the front lawn of the neighboring house to the east. Please see the attached photo for an impression of how intrusive and 'out of character' this proposed easement modification affects the whole 'look' of the street. This is unacceptable.
- From the "OKLAHOMA CITY Innovation District and Capitol Environs- Land Use and Strategic Development Plan December 2019" p.31 regarding infill in existing neighborhoods, the paragraph on setbacks states:

Building Setbacks: Match setbacks of existing houses within the block face. If the block face does not have a prevailing setback, conform with adjacent blocks or neighborhoods. Existing setbacks vary block to block but are typically between 20-30 feet.

Clearly this SPUD does not come close to upholding neither the letter nor the spirit of this Plan.

- There are 27 empty lots in Classen North Highland Parked, many of which are zoned R2 and R3. In time, those multi-family lots will be developed and CNHP will have a nice mix of single and multi-family homes. In general, those R2 & R3 lots are on the periphery of the neighborhood and the R1 lots are on the interior. This lot is located in the interior of the neighborhood and should remain an R1 (non-split) lot. If the petitioner would like a multi-family lot, many others are currently available.
- In the same vein as the previous point, should this SPUD be approved, there are at least four other empty corner lots in the neighborhood. The precedent set by this approval may cascade in other petitioners claiming "Me Too!". So instead of four smallish homes packed on a corner lot, the neighborhood could possibly have twenty. The neighborhood will fight every one of these, but this first one will determine whether we will be fighting an uphill or downhill battle. **Please don't approve this first one.**

In conclusion, this SPUD, while possible, does not fit the character or look of the neighborhood. It is better suited for a more urban setting than a 100 year-old neighborhood with traditional wide parking strips and generous front lawns. The lot should remain unsplit and stay in conformance with the other setbacks in the neighborhood. Thank you for your consideration.

Alan Bennett

233 NE 15th St

