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DEVELOPMENT SERVICES

June 7, 2020

City of Oklahoma City
Development Services Department
Attn: Oklahoma City Planning Commission
420 W. Main Street, Suite 910
Oklahoma City, Oklahoma 73102

Re: *SPUD-1217*

Ladies and Gentlemen:

I understand that the Simplified Planed Untied Development ("SPUD") for the area located at 4020 North McKinley Avenue and proposed by an unidentified property developer, is scheduled for hearing this week before the Oklahoma City Planning Commission. The purpose of this letter is to express my opposition to the development as proposed.

I own and occupy the residential property immediately south of the proposed development, 1516 NW 39th Street. This is the southeast corner of McKinley and NW 39th Street.

I understand that the proposal entails constructing six (6) residences on the east side of McKinley, facing three (3) residences currently existing on the west side of the avenue. In order to accomplish this doubling of density, the application proposes to relocate McKinley Avenue and extend the development area twenty seven (27) feet to the west. The application also proposes the developed area only be required to be set back ten (10) feet from NW 39th St., rather than honor the sixty (60) foot set back consistent with the other houses to the east. The plan also evidently entails removal of many mature trees of value to the neighborhood and the disruption of the reasonable use and enjoyment of adjacent properties.

I am not opposed to appropriate development of the open area between NW 39th and NW 40th along McKinley, however, the proposed plan includes several features that detract from the character of the neighborhood and likely pose a public safety problem.

The safety issue has two aspects. First, northbound traffic reaching NW 39th Street can currently continue on McKinley by negotiating a slight jog toward the west. If McKinley is relocated as proposed, the angle of crossing would become much more

severe, requiring a treacherous maneuver which is likely to result in serious accidents, especially considering the speed of traffic along this section of NW 39th Street. As many neighbors have mentioned, this westerly extension of the current development area would essentially mean that a "dead end" is created to block northbound traffic along an avenue that has for decades been an important connection between the neighborhoods.

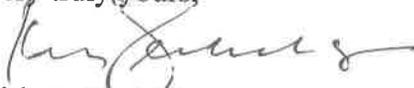
Second, with respect to southbound traffic on McKinley, the allowance of such a small set-back on the south side of the new development would significantly impair visibility of traffic coming from the east along NW 39th Street. This point of ingress at McKinley is heavily used by the residents of the neighborhood north of the 39th Street thoroughfare. Excellent visibility of approaching traffic from both directions is an important factor in the safety and usage of this intersection. The current proposal would materially diminish this virtue and would, in my view, create a safety hazard.

In addition to the safety problem, the SPUD-1217 proposal also conflicts with the basic character of the neighborhood, largely due to the inexplicable idea to build so many houses in a confined area. What has never been explained is why the current area east of McKinley could not be better developed for three, or perhaps four, single family homes following the standard set-backs consistent with surrounding properties and the current street configuration.

The harm created by the proposed development to adjacent property owners is quite obvious and should alone require drastic revision to the plan. If the principles set forth in the OKC Plan are followed by the Commission in this case, the development of the property can be a win/win for all involved.

I appreciate your consideration of my views in this matter.

Very truly yours,



Kirk D. Fredrickson