Glory Holt Dunlap

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 8:23 am, Mar 11, 2022

03/08/2022

City of Oklahoma City
Office of City Clerk
200 North Walker Avenue
Oklahoma City, OK 73102
cityclerk@okc.gov
Attention: Amy K. Simpson, City Clerk

Re: SPUD-1375

Dear Ms. Simpson:

I am writing to express my strong opposition to the SPUD 1375 rezoning application for the property located at 1102 Northeast 6th on the southeast corner of northeast 6th and stonewall. My address is 1101 Northeast 6th which is on the northeast corner 6th and Stonewall and my bedroom windows are less than 75 feet from the location of the proposed food truck park.

My original opposition to SPUD-1375 was presented by letter (concerns are highlighted below) to the Planning Commission meeting on January 27, 2022.

My family owns the last two homes and a vacant lot (1100 Northeast 7th (OAK PARK AMENDED ADD 032 000 LOTS 19 & 20), 1101 Northeast 6th (OAK PARK AMENDED ADD 032 000 LOTS 21 & 22), and the adjoining lot (OAK PARK AMENDED ADD 032 000 LOTS 23 & 24 located on N. Stonewall between Northeast 8th and Northeast 4th and Stonewall.

While my neighbors do not realize they will be negatively affected by a food truck park in the neighborhood and therefore may be unwilling to oppose the proposed zoning change, I however will be directly and personally affected every time the food truck(s) are in operation. Unlike my neighbors I have already been subjected to the operation of the food truck each Sunday by BISTRO 46. The food truck has been operating since late spring across the street from my home ai Culture Coffee 1029 Northeast 6th on the northwest corner of 6th and Stonewall. The food truck starts up about 7:00am and runs constantly until about 5:00pm. The noise from the generator is so loud I must go to my bedroom to escape it as I suffer from PTSD (1995OKC bombing) and anxiety/panic disorder. (see attached medical statement) There is a lot of traffic coming and going but I am in my bedroom and cannot hear it. In addition, the customer base is predominantly church members picking up dinner after church services they are basically quiet and respectful families.

In January 2022 Culture Coffee presented a brochure announcing plans to expand their patio space by temporarily using the corner lot @1108 Northeast 6thStreet, primarily on Fridays and Saturdays and their sister restaurant Bistro 46 would also use the space on weekends. I later received notice of the zoning change application from a R-2 Medium-Low Density Residential District to commercial based zoning that will permit use and development of a food truck park.

1101 NORTHEAST 6TH, OKLAHOMA CITY, OK 73117
T 405.882.1860 EMAIL G.HOLT@SBCGLOBAL.NET

MY original concerns with the approval of this application were.

1. SEATING for 50-75 patrons of CULTURE COFFEE/BISTRO 46. 50/75 people right outside my bedroom windows

2. BISTR0 46 served alcoholic beverages at their prior location so they already have license to sell alcohol. Oklahoma is an open carry state. Firearms and alcohol do not mix. I see news reports every week of people drinking getting into arguments and shooting their weapons. 50/75 people drinking alcohol right outside my bedroom windows.

3. Will be open generally on Fridays and Saturdays means they plan to be open whenever they want to be open. 50/75 people right outside my bedroom windows

4. Address on the brochure says 1108 N.E. 6th Address on the application says 1102 Northeast 6th this is right outside my bedroom windows. 50/75 people right outside my bedroom windows.

5. There will be string lighting to provide lighting in the evening. A food truck park operating at night. 50/75 people right outside my bedroom windows.

6. Occasionally we will invite another food truck on the weekends. They are asking for a food truck park. If approved there will be a food truck park right outside my bedroom windows. 50/75 people right outside my bedroom windows

7. Normal Business hours for food truck parks on the weekends are 11:00am-2:00am and they are usually open 6 days a week. 50/75 people right outside my bedroom windows.

8. I am also opposed to a four way stop at 6th and Stonewall, this would clog up traffic in front of my house and make my driveway inaccessible during times of high traffic. 50/75 people right outside my bedroom windows.

9. BTW Where is the proposed parking for this food truck park? I have lots of problems with traffic and parking in front of my house. 50/75 people right outside my bedroom windows.

I Glory Holt Dunlap am a 68-year-old diabetic who grew up in this neighborhood and purchased my current home in January1990. It was my plan to live here until my death, it was not part of my plan to live with next door to a food truck park.

I believe the approval of SPUD 1375 will endanger my health and my life because it will add another stress filled, noisy, and hazardous element to this once quiet and safe neighborhood. I can remember the criminal activity each weekend when the bar/social club located at the corner of 6th and Lottie was allowed to operate. I am afraid the addition of a food truck park would attract drinking, rowdy behavior and gun fire to an otherwise safe neighborhood just as it has in Bricktown and the area around 10th and Hudson another urban food truck park location.

Due to the Covid 19 pandemic, my age (68) and my diabetic diagnosis I was not able to physically attend the public meeting. However, on February 11, 2022, Mr. Olen Cook, Project Manager at The Alliance for Economic Development of Oklahoma City, Inc, and Mr. Camal Pennington, Planning Commissioner were kind enough to meet with me via zoom to address my concerns.

Although Mr. Cook has made a herculean effort to address my concerns (see attached emails dated February 22, 2022, and February 28, 2022, and letter from Tori Beechum, (see attached dated February 21, 2022). I am now not only concerned but also confused.

I have tried to clarify SPUD 1375 by comparing the information from the original SPUD 1375 zoning change request, the master design statement for SPUD 1375, the Culture Coffee brochure, and the letter from Tori Beechum. The conclusion I have come up with is it appears that Mark Zitzow/OKC URBAN RENEWAL and the representatives of Culture Coffee/Bistro 46 are not requesting a zoning change for the same concept. It is clearly obvious there was no actual meeting of the minds here. This makes me truly concerned that this plan was obviously devised by entities other than Culture Coffee/Bistro 46.it is also very obvious to me that no matter what my legitimate concerns are the decision has already been made. It is upsetting to me that I am having to again write another opposition statement to the food truck park being proposed outside my bedroom windows purely for the convenience of some entity with a profit-making motive.

My age, health, length of time in my home does not matter to the people in power. I have watched this process since 2006 when OUHSC unveiled its Master Plan to revitalize the area around their campus. I have endured loss each time a new concept for the neighborhood was introduced. What hurt the most was losing the view of beautiful downtown OKC to the Seven Apartments. It is sad and frustrating to watch the gentrification and displacement of my neighborhood and to watch it being done with such glaring deception is heartbreaking.

Attachments
Original letter of opposition submitted for the 01/27/2022 Planning Commission Meeting
Letter from Tori Beechum in answer to stated concerns to SPUD 1375
Emails from Olen Cook dated 02/22/22 and 02/28/2022 addressing concerns to SPUD 1375
Master Design Statement for SPUD 1375
Additional Concerns to SPUD1375

It is my sincere hope and prayer that my very real actual concerns will be thoroughly addressed. Although sadly I know the decision has already been made and this letter is an exercise in futility.

Regards,

Glory H Dunlap

Glory H. Dunlap
g.holt@sbcglobal.net
glory-dunlap@ouhsc.edu
405.882.1860

Glory Holt Dunlap

RECEIVED
By The City of Oklahoma City Office of the City Clerk at 8:23 am, Mar 11, 2022

01/21/2022

City of Oklahoma City
Development Services Division
Zoning and Subdivision
Planning Commission
420 West Main 9th Floor
Oklahoma City, OK 73102
Attention: Mr. Camal Pennington

Re: SPUD-1375

Dear OKC Planning Commission:

I am writing to express my strong opposition to the SPUD 1375 rezoning application for the property located at 1102 Northeast 6th on the southeast corner of northeast 6th and stonewall. My address is 1101 Northeast 6th which is on the northeast corner 6th and Stonewall and my bedroom windows are less than 75 feet from the location of the proposed food truck park.

My family owns the last two homes and a vacant lot (1100 Northeast 7th (OAK PARK AMENDED ADD 032 000 LOTS 19 & 20), 1101 Northeast 6th (OAK PARK AMENDED ADD 032 000 LOTS 21 & 22), and the adjoining lot (OAK PARK AMENDED ADD 032 000 LOTS 23 & 24 located on N. Stonewall between Northeast 8th and Northeast 4th and Stonewall.

While my neighbors do not realize they will be negatively affected by a food truck park in the neighborhood and therefore may be unwilling to oppose the proposed zoning change, I however will be directly and personally affected each and every time the food truck(s) are in operation. Unlike my neighbors I have already been subjected to the operation of the food truck each Sunday by BISTRO 46. The food truck has been operating since late spring across the street from my home ai Culture Coffee 1029 Northeast 6th on the northwest corner of 6th and Stonewall. The food truck starts up about 7:00am and runs constantly until about 5:00pm. The noise from the generator is so loud I must go to my bedroom to escape it as I suffer from PTSD (1995OKC bombing) and anxiety. (see attached medical statement) There is a lot of traffic coming and going but I am in my bedroom and cannot hear it. In addition, the customer base is predominantly church members picking up dinner after church services they are basically quiet and respectful families.

In January 2022 Culture Coffee presented a brochure announcing plans to expand their patio space by temporarily using the corner lot @1108 Northeast 6thStreet, primarily on Fridays and Saturdays and their sister restaurant Bistro 46 would also use the space on weekends. I later received notice of the zoning change application from a R-2 Medium-Low Density Residential District to commercial based zoning that will permit use and development of a food truck park. The SPUD application is clearly not asking for a temporary zoning change.

1101 NORTHEAST 6TH, OKLAHOMA CITY, OK 73117
T 405.882.1860 EMAIL G.HOLT@SBCGLOBAL.NET

MY CONCERNS with the approval of this application.

1. SEATING for 50-75 patrons of CULTURE COFFEE/BISTRO 46. **50/75 people right outside my bedroom windows**

2. BISTR0 46 served alcoholic beverages at their prior location so they already have license to sell alcohol. Oklahoma is an open carry state. Firearms and alcohol do not mix. I see news reports every week of people drinking getting into arguments and shooting their weapons**. 50/75 people drinking alcohol right outside my bedroom windows.**

3. Will be open generally on Fridays and Saturdays means they plan to be open whenever they want to be open. **50/75 people right outside my bedroom windows**

4. Address on the brochure says 1108 N.E. 6th Address on the application says 1102 Northeast 6th this is right outside my bedroom windows. **50/75 people right outside my bedroom windows.**

5. There will be string lighting to provide lighting in the evening. A food truck park operating at night.
50/75 people right outside my bedroom windows.

6. Occasionally we will invite another food truck on the weekends. They are asking for a food truck park. If approved there will be a food truck park right outside my bedroom windows. **50/75 people right outside my bedroom windows**

7. I asked and was told the trucks will operate during normal business hours. Normal Business hours for food truck parks on the weekends are 11:00am-2:00am and they are usually open 6 days a week**. 50/75 people right outside my bedroom windows.**

8. I am also opposed to a four way stop at 6th and Stonewall, this would clog up traffic in front of my house and make my driveway inaccessible during times of high traffic. **50/75 people right outside my bedroom windows**.

9. BTW Where is the proposed parking for this food truck park? I have lots of problems with traffic and parking in front of my house. **50/75 people right outside my bedroom windows**.

I Glory Holt Dunlap am a 68-year-old diabetic who grew up in this neighborhood and purchased my current home in January1990. It was my plan to live here until my death, it was not part of my plan to live in a commercial zone next door to a food truck park.

I believe the approval of SPUD 1375 will endanger my health and my life because it will add a stress filled, noisy, and hazardous element to this usually quiet and safe neighborhood. I can remember the criminal activity each weekend when the bar/social club located at the corner of 6th and Lottie was allowed to operate. I am afraid the addition of a food truck park would attract drinking, rowdy behavior and gun fire to an otherwise safe neighborhood just as it has in Bricktown.

I understand that the neighborhood is changing, and I realize young people want to live in a neighborhood with walkability to bars and places to eat. However, it is my hope and prayer to live in a nice quiet safe (and yes boring) community, and I would not feel protected with a food truck park next to my bedroom windows with people partying, fighting and bullets flying everywhere. The Seven at Page Woodson and the Douglass Apartments have already taken away the view of downtown which I loved and miss dearly. The weekly Bistro 46

food truck forces me to retreat to my bedroom if this zone change is approved there will be nowhere for me to run to for my safety, solitude and sanity.

I am therefore willing to forego my opposition to this zoning change if I can receive assistance in the relocation to another area within the JFK area. I can be contacted at 405.882.1860. Due to my age(68) not controlled diabetes, and COVID-19 I have been advised not to gather socially at this time but I am very concerned about this zoning change request. Please accommodate my disability and allow me to participate by voicing my concerns virtually or by phone.

Regards,

Glory H. Dunlap
g.holt@sbcglobal.net
glory-dunlap@ouhsc.edu
405.882.1860

OU Physicians

PSYCHIATRY AND BEHAVIORAL SCIENCES

January 20, 2022

TO: Whom It May Concern

RE: Glory Dunlap

1101 NE 6th

Oklahoma City, OK 73117

Reference #: SPUD-1375

DOB: 07/22/1953

Dear Sir or Madame:

This writing is at the request of the above mentioned to accompany her letter of opposition to the zoning request listed. She has been seen at this location for clinical services with this provider since May 20, 2020 to address symptoms of anxiety, PTSD, and depression. Prior to that, she has been seen by at this location since the Oklahoma City bombing to address PTSD symptoms. It is my professional opinion that she be able to control her environment as much as possible to avoid confusion, encourage safety, and sense of well-being. If this is jeopardized, she feels her rights and health are at stake.

Please take this confidential information into consideration as you assess this situation.

Sincerely,

Lenore Arlee

Lenore Arlee, LCSW, LADC

Social Worker

College of Medicine, Post Office Box 26901, G. Rainey Williams Pavillion, Room 3470, Oklahoma City, Oklahoma 73126-0901
PHONE: (405) 271-5251 FAX: (405) 271-5367

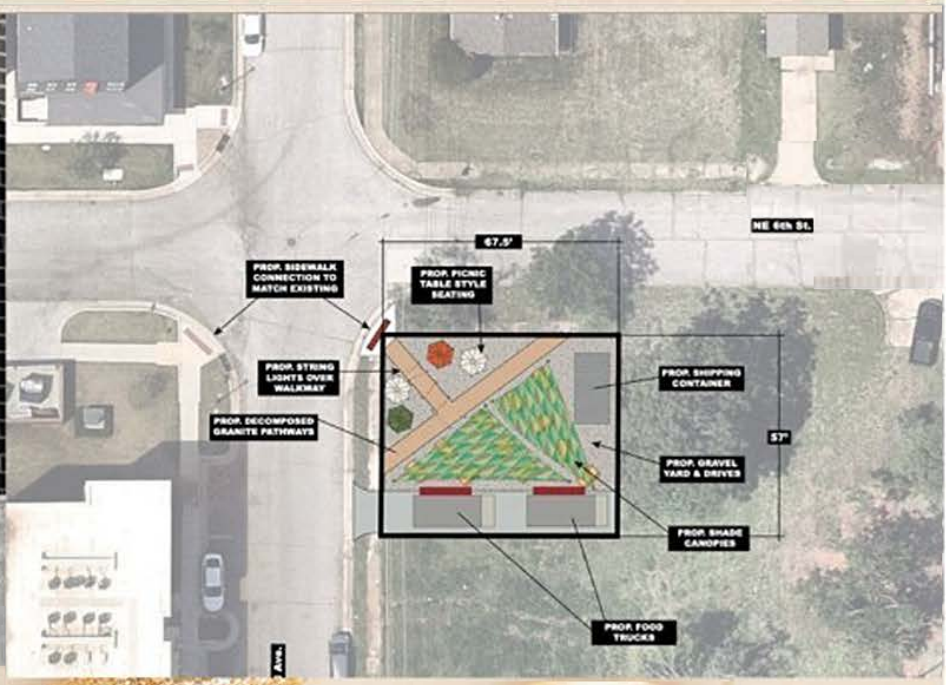
CULTURE
COFFEE

HAPPY NEW YEAR!

It's a new year and we are expanding our patio at Culture Coffee. We will be temporarily using the corner lot at 1108 NE 6th St.

This space will primarily be open on Friday-Saturday as an extended patio area for Culture Coffee. Our sister restuarant Bistro 46 will also utilize this space and offer food on the weekend.

We anticipate this temporary space opening spring 2022. Flip over to the back see some frequently asked questions we've answered.



CULTURE
COFFEE

FAQS

1. Is this permanent?
No. This is a temporary space that will be used by both Culture Coffee & Bistro 46. It is primarily used as an extended patio for Culture Coffee. Zoning is temporary until phase 5 of PW projected 2024.

2. Can anyone access it?
This is a public space, but is only for patrons of either Culture Coffee or Bistro 46.

3. When will is be opened?
The space will generally be open on Friday & Saturday.

4. Security & Lighting / fencing?
There will be a fence that will lock on days the extended patio is closed. There will also be string lights that will provide lighting in the evening.

5. Upkeep / Landscape
We will have low maintenace landscaping and decomposed granite for walking paths. We will also have plenty of seating and areas for groups visiting Culture Coffee or Bistro 46 to enjoy games.

6. Location?
Corner of 6th & Stonewall. 1108 NE 6th St.

7. What is the cost?
The cost will range between $5-$15 on select items.

8. Seating Capacity
We are looking to have between 50-75 seats.

9. Is this a food truck park?
Technically no. Occasionally in support of the community we will invite another food truck on the weekends.

10. Is the space available for events / parties?
No. The space is primarily to be used for patrons of either Culture Coffee or Bistro 46.

11. How will the traffic flow & saftey of pedestrians walking be maintained?
We've begun the process with the Traffic Management Department requesting all way stops on 6th and Stonewall. We are working through what the best path forward is for an all way stop at 5th and Stonewall. The process requires circulation of petitions within 300 feet of the intersection and 67% support from the residents within that 300 feet. This will get us before the traffic commission but does not guarantee approval. If successful in getting before the commission, a show of support with physical presence is very important towards approval.

Tori Beechum
1029 NE 6th St.
Oklahoma City, OK 73117
(405) 724-7243
culturecoffeeokc@gmail.com

21st February 2022

Olen Cook
Project Manager
The Alliance for Economic Development of Oklahoma City, Inc.
105 N. Hudson Ave., Suite 101
Oklahoma City, OK 73102
Office: 405.604.6780

To whom it may concern,

Culture Coffee has proposed to extend its patio to the corner lot of 6th & Stonewall at 1108 NE 6th St.

The location will not be a food truck park and will not sell any alcoholic beverages. It will be operated by Bistro 46 and Culture Coffee to provide extended patio seating for customers of each entity. The main objective of this proposal is to set a temporary location for the Bistro 46 mobile kitchen as it awaits its permanent brick and mortar to be completed 2024-2025. This setup will allow for an electrical connection for the trailer to operate without the use of a generator and water / sewage.

The primary hours of operation will be Saturday & Sunday from 8am-9pm and occasionally as needed weekdays from 5pm-8pm.

Sincerely,

Tori Beechum

Olen Cook [olen.cook@thealliancokc.org
To:
Dunlap, Glory H. (HSC)
Attachments:
SPUD 1375 Letter - Culture~1.pdf (26 KB)[Open as Web Page]
Inbox Tuesday, February 22, 2022, 9:14 AM
Glory,

Following up from our meeting. I wanted to thank you for meeting with me. It was nice to talk with you and Camal; Oklahoma City seems to get smaller every day.

As for the issues/concerns discussed during our meeting regarding SPUD 1375, I wanted to follow up after had a chance to address each one. Below is an outline with the concerns and responses. On the first two, alcohol sales and hours of operations, Tori Beecham with Culture Coffee sent a letter over in response, letter attached. For police presence, I still have some work to do on that one but will follow up.

Again, it was nice meeting you and please feel free to reach out if you have any additional questions.

Alcohol Sales
Culture Coffee and/or Bistro 48 will not sell any alcoholic beverages.
Hours of Operation
Saturday & Sunday from 8am-9pm and occasionally as needed weekdays from 5pm-8pm.
Police Presence
OKCPD – Working on making contact with the Community Relations Officer out of the OKCPD Springlake Division, Master Sgt. Erick Huff. As of today, I haven't heard back but have left a message to discuss concerns and options to increase patrols in area associated with this project. I plan to follow up later today and will follow up once I receive a response.
OU PD - Discussed concerns and inquired about increasing patrols with Deputy Chief Terry Schofield in area. The proposed location is outside of OU PD jurisdiction; however, as a best practice OKCPD would contact them for assistance if necessary. Below is a map showing the OU PD jurisdiction.

Thanks,
Olen Cook, Project Manager
The Alliance for Economic Development of Oklahoma City, Inc.
105 N. Hudson Ave., Suite 101
Oklahoma City, OK 73102
Office: 405.604.6780

Description: Alliance Logo

CONFIDENTIALITY NOTE: This e-mail message and any attachments are intended solely for the person to which it is addressed and may contain privileged and confidential information protected by law. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, destroy this message and delete any copies held in your electronic files. Unauthorized use and/or re-disclosure may subject you to penalties under applicable state and federal laws.

Olen Cook [olen.cook@theallianceokc.org]Reply All

Inbox Monday, February 28, 2022, 3:28 PM

Glory,

Hope you stayed warm throughout the winter weather. Following up after speaking with Master Sgt. Erick Huff, the Community Relations Officer with the OKCPD Springlake Division. We discussed your concerns regarding the development and after talking he offered himself as a contact and resource to help with items like requesting additional patrols in the area. I have copied him to make the introduction as well as pass on his contact information (below). Please feel free to reach out if you have any additional questions.

Master Sgt. Erick Huff
Community Relations Officer – OKCPD Springlake Division
Erick.Huff@okc.gov
405-316-5138

Thanks,

Olen Cook, Project Manager

The Alliance for Economic Development of Oklahoma City, Inc.

105 N. Hudson Ave., Suite 101

Oklahoma City, OK 73102

Office: 405.604.6780

Description: Alliance Logo

SPUD–____ MASTER DESIGN STATEMENT

1108 NE 6th St.

November 16, 2021

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This site will be developed in accordance with the regulation of **C-1, "Neighborhood Commercial" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the C-1, "Neighborhood Commercial" and the R-2 "Two-Family District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.39) more specifically to permit a food truck court
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Participant Recreation and Entertainment: Outdoor (8300.56) more specifically and solely to permit a food truck park
- Retail Sales and Services: General (8300.63)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

The building size shall utilize C-1, "Neighborhood Commercial" District regulations.

4. Maximum Number of Buildings:

The maximum number of buildings shall be in conformance with the base zoning district.

5. Building Setback Lines (SPUD Boundaries):

Building setbacks for residential development shall be per the base zoning district. If developed as a food truck part, the following setbacks shall apply"
North: 0 feet
East: 5 feet
West: 0 feet
South: 0 feet

6. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use (south and east property line at the time of this SPUD). Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

If developed as residential, sight proof screening shall be per the base zoning district.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding Signs

No pole signs will be allowed.

One (1) freestanding monument sign shall be permitted in this SPUD. Said sign shall be a ground (monument) sign with the maximum size being eight (8) feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve.

Pole signs and billboard shall be strictly prohibited within this SPUD.

8.2 Attached Signs

Attached shall be in accordance with the C-1, "Neighborhood Commercial" District regulations.

8.4. Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

9. Vehicular Access:

Access may be taken from N Stonewall Ave. or NE 6th Street.

10. Sidewalks:

Five-foot sidewalks shall be constructed on the arterial street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

Sidewalks shall not be required for food truck park use as it is temporary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

All permanent (residences, office or commercial buildings) structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street. Shipping containers shall be permitted for storage on this property specifically for the food truck park use.

2. Street Improvements:

N/A

3. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

4. Dumpsters:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 25 feet of the east property line.

5. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended except that any use shall be permitted a 25% reduction from the requirement.

Additionally, a food truck park shall not be required any off-street parking requirements.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Master Development Plan

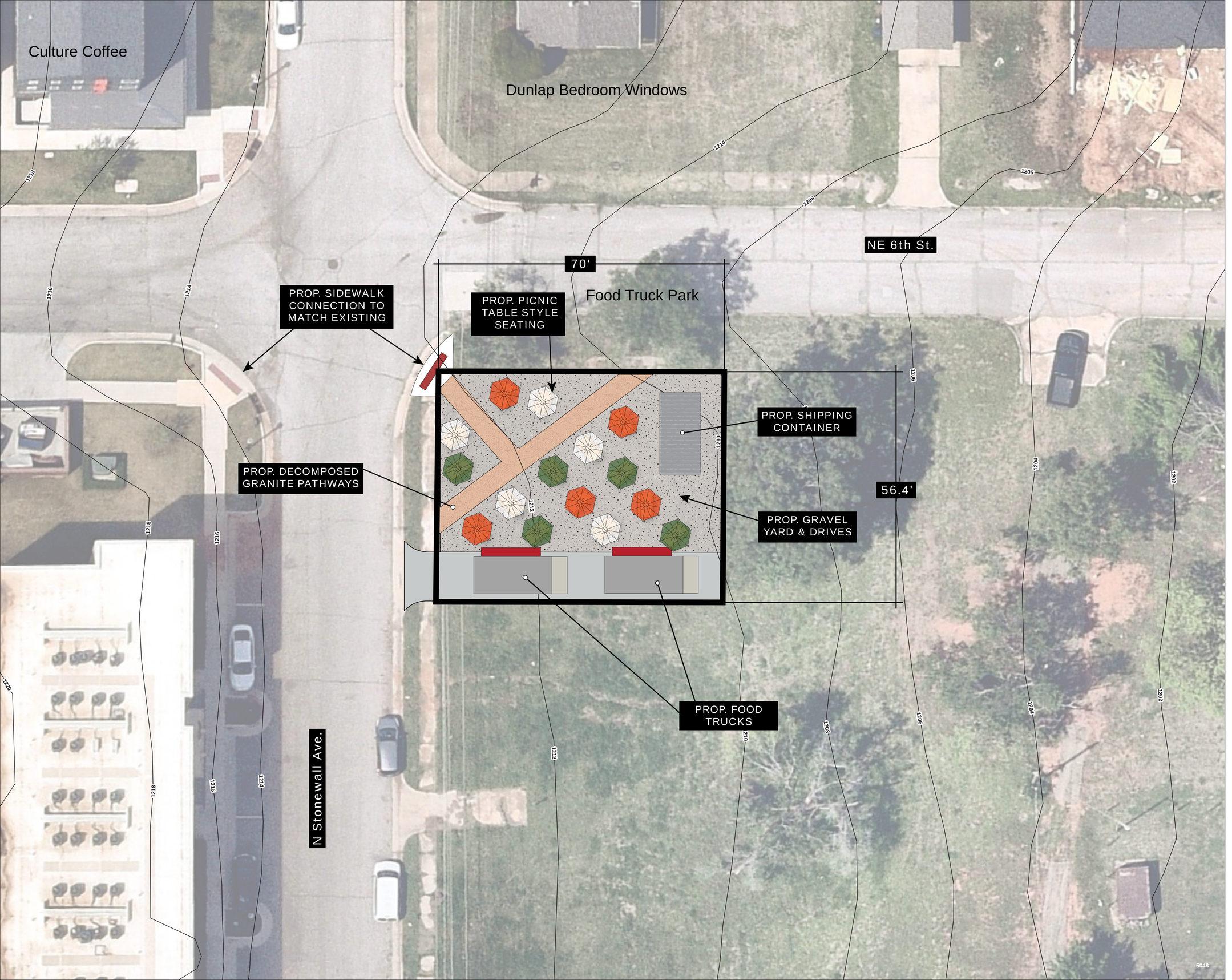
EXHIBIT A

LEGAL DESCRIPTION

1108 NE 6th St.

The West Seventy (70) feet of lots One (1) and Two (2) in Block Ten (10) in PARK PLACE ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

As recorded in Book 4259, Page 364, Oklahoma County, Oklahoma.



0 10' 20'

SPUD-____
1108 NE 6th St.

Exhibit B

Conceptual Site Plan

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

11/17/21

Conceptual site plan showing feasible option permitted under proposed rezoning

My Additional concerns to SPUD 1375 are:

<u>The Beechum 02/21/'2022 Letter</u>

1. The Beechum letter states the location will "not" be a food truck park. The zoning change application and Master Design Statement are requesting a food truck park. Is the zoning change request for a food truck park or not?

2. The Beechum letter states the location will not sell alcohol; The Master Design Statement states alcohol will be permitted. Therefore, alcohol consumption can be added at a later date.

3. The Beechum letter states the primary hours of operation will be Saturday & Sunday from 8am- 9pm and occasionally as needed weekdays from 5pm-8pm.

1. **Culture Coffee Brochure says it will be open generally on "Friday and Saturday". What does "generally" mean?**
2. **The Beechum letter says primary hours will be "Saturday and Sunday"**
3. **When and what exactly will be done at this location?**
4. **Why is it acceptable to be open all day to 8:00 or 9:00 pm on whatever day you choose that close to any person's bedroom windows.**
5. **What will be the determinant factor in what days and/or hours of use of the proposed food truck park?**

<u>SPUD 1375 Master Design Statement:</u>

The Master Design statement says no off-street parking will be required,

1. What plans do you have for parking for the 50 to 75 patrons.?

2. What plans are in place for a crowd of more than 50 t0 75 patrons?

2. Why is there no discussion in the Master Design Statement regarding security for the proposed food truck park which will be less than 70 feet outside my bedroom window?

The Master Design Statement states alcohol is permitted, I believe Bistro 46 will allow liquor to be sold at this location at some point. This is a huge concern for me.

The addition of the Page Woodson and The Seven Apartments, to this neighborhood has caused more loose trash in my yard and the surrounding neighborhood. To add a food truck park would make it much worse. I am 68 years old with spinal stenosis and degenerative disc disease because of these conditions I am no longer physically able to pick up loose trash that has blown into my yard.

1. What plans do you have to minimize trash from the food truck and its patrons?