

CASE # PC-10797

Concerning rezoning of church-1701 NW 12th Street- on corner of NW 12th & Blackwelder to R-4 General Residential District. Legal description:

Part of SW quarter of Sec. 29, Township 12 North, Range 3, West of Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follow: Beginning at a point in the North line of NW 12th Street in Oklahoma City, Oklahoma County, 119.00 feet East of the point of intersection of the East line of Gatewood Avenue, and the North line of NW 12th St; Thence North and parallel to the West line of Blackwelder Ave, in Oklahoma City, a distance of 153.90 feet to a point 50.00 feet South of the South line of Lot 2, Block 11 in College Addition to Oklahoma City; Thence East and parallel to and 50.00 feet South of the said south line of Lot 2, Block 11 in College Addition, a distance of 110.00 feet more or less, to the West line of Blackwelder Ave; thence South and along the West line of Blackwelder Ave, a distance of 153.90 feet more or less to the North line of the NW 12th Street; thence West and along the North line of the NW 12th St. a distance of 110.00 feet more or less to the point of beginning.

I object to the rezoning of this property. I live in the area and have seen the landscape of my neighborhood change drastically in only 2 years. Classen Ten Penn is a historic area with unique residential home styles: "...Bungalows; Folk Victorian residences; Tudor revival single and multiple dwellings; a few Colonial Revival, Late Gothic Revival and Queen Ann houses, and one Moderne residence."(1) I now see 3 different multi-family developments from my front yard; homes that were leveled and multi-family (or high density residential) are emerging that do not fit the style of the neighborhood. I am very aware that OKC is growing and we need more multi-family, but it needs to stop in this 3 block area of Blackwelder. This intersection already had existing apartments-built in 1949 and renovated in 2018-19.

According to your website www.okc.gov/districts, R-4 is designed to "facilitate infill residential development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation." Changing zoning of this property will make traffic in this three block area a nightmare.

I ask that you take my concerns into consideration.

Thank you.

Laurie Wilson McCoy

1719 NW 12th Street, Oklahoma City, OK 73106

1. <https://www.okhistory.org/shpo/docs/ILSofClassenTenPenn.pdf>: Intensive Level Survey of Classen Ten Penn, Robison Boeck Architects, Sept. 30, 1992