

Case NO: Spud-1386
Existing zoning: Spud-930 / R-2 / UCD
Location 1614 NW 17th St and 1612 NW 17th St

I JUAN lived on 1617 NW 17th St OK OK 73106
and I opposing. To the above rezoning.

MUNICIPAL COUNSELOR'S
FEB 17 2022 PM 12:50

RECEIVED

MAR 07 2022

DEVELOPMENT SERVICES



2-14-2022

February 2022

To whom it may concern,

When the tornado sirens go off, the people flee to my grandmother's home. A safe place for more than 50 years. Seventeenth street and her red porch have always been a staple in the community. In no way would a multi unit building help this community or serve a purpose in it. I hope you strongly consider not allowing any sort of multi unit building to be built on Seventeenth Street and McKinley/Blackwelder.

My family has been a part of this community when times were tough and when times were good, as things seem to be now. We have seen what happens when properties are mismanaged and what happens when others try to stronghold what is a quietly thriving safe place. The Plaza (commercial area on 16th street) is a nice feature but is a short term attraction. This attraction should not be followed up with adding more strangers to what is a very quaint neighborhood and even a historic place (Gatewood). The area of The Plaza attracts young people to spend but has also gone from boom to bust multiple times over the years. When the fun or money has dried up, the impact of apartments in this kind of neighborhood can be devastating.

We rely on each other and hold one another accountable. That becomes extremely difficult when multi-units make knowing your neighbors difficult or impossible. It is a fact that this sort of development brings noise, waste issues, privacy, and sunlight barriers. In just a few years, the result of a nearby commercial area and too many multi-units can be crime and the bleeding out of property value.

Many years before, the city decided to create a "No through" street on Classen and 17th, leaving on the other side my grandmother and the now Historic Gatewood community. This proposal would yet again leave the small people out. I hope you consider not breaking down this community but instead help us to keep it intact. This neighborhood is the place I call home, please do not allow it to be quickly destroyed.

Thank you for your consideration.

Tori Badgett

Liggins, Curtis D

From: Vernona Dismuke <vernona@live.com>
Sent: Friday, March 18, 2022 11:36 AM
To: Liggins, Curtis D
Subject: RE: SPUD -1386

From: Vernona Dismuke
Sent: Friday, March 18, 2022 11:32 AM
To: asa@commonworks.archi
Subject: SPUD -1386

Commissioner Highsmith,

I write this letter to respectfully but vehemently express my objection to the rezoning of 1612 and 1614 nw 17th street. After my personal email, I intend to forward other letters from people who also oppose rezoning. Most of them are from my family members, but not all are. We will all be impacted by what we were told is the proposed redevelopment none more than our dear mother.

That small block (1600 of NW 17th) is narrow, short and quaint. I believe it was originally designed to hold 16 residences. Although, there is some blight, the block has always remained occupied and familial. Our family has lived or owned houses on that block and around the corners for years.

We love Gatewood neighborhood and we especially love 17th street.

The historical zoning has spared our street from the whims of investors who only want to make a profit rather than build a community. I am ashamed of how the city has abandoned Gatewood from closing the neighborhood school to allowing the Plaza District to sprawl and crowd our blocks. This block has always been family oriented and we hope that it stays that way forever.

We respect that the new home owners are allowed to do what they want, but hopefully it will be in line with the existing zoning regulations. There is literally no reason to change the zoning except to appeal to an interest who does not have to live or interact there.

I ask that you vote no on this request.

I know that there is a need for housing in Oklahoma but there are plenty of places to develop that do not require that a neighborhood be destroyed.

I'm not sophisticated in zoning and density but I know a neighborhood and community when I see one. This neighborhood and short area has done its share to increase housing capacity in the city. A number of multi-residential homes have been built in the last 4 years.

I also know that anything created that allows for additional housing units beyond what is already zoned will be too many for that small block. They will not have space to park and neither will the residents. This requested change is a disaster waiting to happen in the next 10 years when the Plaza is no longer cool and the profits have been spent.

I hope that the entire commission will hear our hearts. The people of the city.

I am sending this in a hurry to beat the deadline but intend to be there in person to represent my family.

I'm concerned that a notice was not sent to let us know that the agenda item was continued in February. As of this writing a new agenda has not been posted.

I want to add my voice to those who desire more visible and public notice for zoning issues.

Thank you for your time,

Vernona Dismuke

On behalf of Tori Russell 1609 NW 17, Ward 6

Resident of Ward 7 and the HISTORIC Edwards Edition

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Lakin, Cynthia A

From: Asa Highsmith <asa@commonworks.archi>
Sent: Friday, March 18, 2022 11:44 AM
To: Lakin, Cynthia A
Subject: FW: Rezoning of 1612 and 1614 NW 17th

Asa Highsmith, AIA
COMMON WORKS ARCHITECTS
405-401-1950
435 NW 23rd St, Suite 214
Oklahoma City, OK 73103

From: Vernona Dismuke <vernona@live.com>
Sent: Friday, March 18, 2022 11:37 AM
To: Asa Highsmith <asa@commonworks.archi>
Cc: curtis.liggins@okc.gov
Subject: FW: Rezoning of 1612 and 1614 NW 17th

From: Mitzi Perry <mitzi.j.perry@gmail.com>
Sent: Thursday, February 24, 2022 12:57 PM
To: vernona@live.com
Subject: Fwd: Rezoning of 1612 and 1614 NW 17th

I am writing this letter to express my strong opposition to the rezoning of 1612 and 1614 NW 17th St. It has been brought to my attention that the plan is to build an 18 unit apartment complex on these two lots with a parking lot to be built on the site of 1612 NW 17th St. I rented 1612 for 7 years and had to move because my home was sold. This small street is a very tight knit group of fabulous neighbors and I know they are very much opposed to this new project. Parking is already a nightmare for this area and this development, even though they are going to have parking, is going to cause more traffic issues. The home at 1612 was built in 1920 and is going to be torn down instead of updating it. Gatewood is a very old and charming neighborhood and I just hate to see it being so commercialized.

Mitzi Perry
1609 NW 16th St
713-203-2142

§ 59-13650. Urban Conservation Districts.

13650.17. Gatewood Urban Conservation District.

- A. *Purpose and Intent.* The Gatewood Urban Conservation District is intended to promote the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment specifically in the area of Oklahoma City known as Gatewood.
- B. *District Designation.*
 - (1) *Location.* The legal description of the Gatewood Urban Conservation District can be found in Appendix A.
 - (2) *Official Advisory Relationship.* The Gatewood Urban Conservation District Neighborhood Association is designated to establish the "Steering Committee."
- C. *Qualifier.* Except for the provisions specifically contained in this section, all other provisions of this chapter shall apply to and have full force upon the properties contained in the Gatewood Urban Conservation District.
- D. *District Regulations.* The following specific regulations shall be effective within the boundaries of the Gatewood Urban Conservation District.
 - (1) *Development Regulations.*
 - (a) *Height.* The maximum height of any new building shall be limited to 35 feet.
 - (b) *Setbacks.* Building setbacks for the R-3, R-3M, R-4 and R-4M Districts, and all non-residential districts that abut a residential zoning district are as follows:
 - 1. Front Yard: 25 feet.
 - 2. Interior Side Yard: Ten feet.
 - 3. Rear Yard: 15 feet.
 - (c) *Orientation of Building on the Lot.*
 - 1. For redevelopment on lots abutting a local or collector street, property frontage shall be as platted, with the narrower end of the lot abutting the street as the front of the lot. Buildings shall face the front of the lot.
 - 2. For redevelopment, except single-family residential, on lots abutting arterial streets, the development shall be oriented towards the arterial street. This shall mean that all detached signage shall be located in the front yard and not the rear or side yard, that access drives are designed so that at least half the traffic enters the site from the arterial street, and that existing traffic is directed through construction of curb cuts to head towards the arterial street.
 - (d) *Depth of Lots for Non-Residential Development.* Non-residential development or redevelopment on sites abutting arterial or major collector streets, as classified by the Oklahoma City Plan, shall be limited to a depth of a single lot, as platted at the time of the effective date of this chapter. However, this provision does not apply to property already zoned for non-residential use at the effective date of this chapter. In addition, a PUD could be used to modify the one lot depth requirement, in accordance with the Oklahoma City Plan policies.

(2) *Building Materials and Pitched Roofs.*

- (a) Except for residential accessory storage buildings, exposed metal buildings shall not be permitted. However, metal buildings may be used if the exposed metal is covered by wood, siding, brick or masonry veneer on the portion of the building visible from the street or adjoining residential properties.
- (b) Carports shall be constructed of the same building materials as the main building on the property. "Same building materials" shall mean wood, siding, brick or masonry veneer, but in no case shall it mean corrugated metal, sheet metal or plastic.
- (c) Primary residential structures on a site shall have either a gable or hipped roof with at least a ten-degree pitch.

(3) *Front Yard Paving and Parking Requirements.*

- (a) Parking areas in all residential districts, except R-1, R-1ZL and R-2 Districts, shall be located in the rear yard.
- (b) In all residential zoning districts, the maximum width of driveways in the front yard shall be 12 feet for one-way drives and 20 feet for two-way drives. Circle drives are permitted. However, two or more separate, unconnected drives in the front yard are not.

(4) *Curb Cuts and Property Access.* In the R-3, R-3M, R-4M and R-4 Districts, and the non-residential districts, where a property abuts an arterial street, access to the site shall only be from the arterial street.

(5) *Screening of Higher Density Residential and Non-Residential Properties, and Trash Receptacles.*

- (a) In the R-3, R-3M, R-4M and R-4 Districts, sight-proof screening shall be provided for three-family, four-family, and multiple-family developments where the property abuts a single-family or two-family use.
- (b) All trash receptacles for three-family, four-family and multiple-family residential developments, stores and offices, in the R-3, R-3M, R-4M and R-4 Districts, and the non-residential districts, shall be screened from view of any street or adjoining property zoned an R-1, R-1ZL or R-2 District and developed residentially, regardless of when it was developed.

(6) *Landscaping and Tree Maintenance.*

- (a) For new development or redevelopment in all districts except the R-1 District, landscaped areas amounting to at least ten percent of the required off-street parking shall be provided. Parking lots shall be separated from abutting streets by either shrubs or earthen berms at least three feet in height. In addition, there shall be planted at least one tree, at least two inches in caliper, for every 25 feet of property frontage abutting a single street, and one tree for every 50 feet of property frontage abutting more than one arterial street.
- (b) In all zoning districts, all unpaved rear, front and side yard setback areas shall be landscaped with natural material vegetative cover and/or decorative landscape materials, such as pecan shells or rocks.
- (c) In addition to the requirements of Section 53-21 of the Oklahoma City Municipal Code concerning the maintenance of trees, the property owner shall remove any dead tree from his property and the remaining stump shall not extend above ground level. Any dead tree removed by the property owner from the street right-of-way shall be replaced by said owner.

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- (7) *Signs.*
- (a) Only wall, canopy, ground or pole signs shall be permitted.
 - (b) Wall or canopy signs shall have a display surface area that does not exceed 25 percent of the area of the attached wall.
 - (c) Ground signs shall not exceed four feet in height and shall have a display surface area no more than 24 square feet.
 - (d) Pole signs shall not exceed 20 feet in height and shall have a display surface area that does not exceed two square feet of display surface area for every foot of frontage, up to a maximum of 120 square feet.
 - (e) Signs shall not be located in the side or rear setback.
 - (f) If signs are lighted, they shall only be ground or internally lighted. Neon lighting shall be permitted.
 - (g) The provisions of this section do not apply to neighborhood signs of an informational nature, as defined by Chapter 3 of The Oklahoma City Municipal Code.
- (8) *Lighting.* In the R-3, R-3M, R-4M and R-4 Districts, and all the non-residential districts, all decorative and security lighting, except street lighting located in the street right-of-way, shall not have a height that exceeds the roofline of the primary structure on the site. Flashing, oscillating or intermittent lighting, including flashing signs, shall be prohibited. The lighting shall be directed towards the subject lot and away from adjoining residential property.
- (9) *Sidewalks.* Sidewalks shall be required for new development or conversion to a more intense use where the subject site is adjacent to existing sidewalks on either side. Existing sidewalks shall not be removed except for the purpose of replacement.
- (10) *Front Yard Fencing.* Chain-link, barbed wire and chicken wire fences shall not be allowed in the front yard or exterior side yards.
- (11) *Outdoor Storage.* For purposes of these regulations, "junk" shall include furniture or materials in an unusable, abandoned or inoperable condition.
- (a) Outdoor storage, including storage of goods or equipment, and the accumulation of junk, trash or debris shall be prohibited on porches, or in any portion of a yard visible from the street.
 - (b) Construction materials and equipment are exempt from this provision for 30 days after construction is complete, but the construction time shall not exceed one year.
- (12) *Storage of Boats and Recreational Vehicles.* No person may park or store, for longer than 72 hours and not to exceed 14 days total in any calendar year, any boat, commercial vehicle, recreational vehicle or trailer on private property unless such vehicle is parked completely to the rear of the front wall of the main building located on said property. In the case of a corner lot, if such vehicle is screened from view from the side street on which the property abuts, it may be parked completely to the rear of the front wall of the main building located on said property.
- (13) *Uses.*
- (a) The following use units and uses are prohibited:
 - 1. Adult Entertainment Uses (59-8300.3)

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2. Agricultural Supplies and Services (59-8300.4)
 3. Animal Interment Services (59-8300.6)
 4. Animal Sales and Services: Kennels and Veterinary, General (59-8300.10)
 5. Automotive: Parking Garages (59-8300.12)
 6. Automotive: Parking Lots, as a Principal Use (59-8300.13)
 7. Automotive and Equipment: Heavy Repairs, Heavy Equipment (59-8300.15)
 8. Automotive Auction (59-8300.16)
 9. Automotive Vehicle Impound Yard and Damaged Vehicle Auctions (59-8300.17)
 10. Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18)
 11. Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (59-8300.19)
 12. Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles (59-8300.20)
 13. Automotive and Equipment: Storage (59-8300.21)
 14. Communication Services: Broadcast Towers (59-8300.28)
 15. Communication Services: Telecommunications Towers (59-8300.30)
 16. Construction Sales and Services (59-8300.31)
 17. Gasoline Sales: Truck Stops (59-8300.47)
 18. Laundry Services (59-8300.48)
 19. Lodging Accommodations: Campgrounds (59-8300.50)
 20. Lodging Accommodations: Commercial Lodging (59-8300.51)
 21. Manufactured (Mobile) Home Residential (59-8200.7)
 22. Participant Recreation and Entertainment: Indoor (59-8300.55)
 23. Participant Recreation and Entertainment: Outdoor (59-8300.56)
 24. Personal Storage (59-8300.60)
 25. Retail Sales and Services: Outdoor Swap Meets (59-8300.64)
 26. Signs: Non-Accessory (59-8300.66), not including neighborhood signs
 27. Spectator Sports and Entertainment: General (59-8300.67)
 28. Spectator Sports and Entertainment: Restricted (59-8300.69)

(b) *Distance Requirements Between Uses.* All distances required to be met, pursuant to the terms of this section, shall begin at the property line of the proposed use and be measured to the nearest property line of the relevant existing use.

1. No pawn shop shall be located within a radius of 1,000 feet of another pawn shop.
2. No drinking establishment shall be located within a radius of 1,000 feet of another drinking establishment.

-
- (14) *Legally Noncomplying Use.* A legally noncomplying use could be redeveloped or restored for that same use unit without regard to the extent or cause of the damage to the structure or the period of the discontinuance of the use. However, should the site remain vacant (i.e., has no primary building on it) for at least two years, then development shall be in accordance with the regulations of the zoning district classification of the site.