

July 6, 2022

Oklahoma City Planning Commission
Council Chambers, Third Floor
Municipal Building
200 North Walker Avenue
Oklahoma City, OK.

RE: Letter of Protest
Case Number: SPUD-1423
Rezoning of Residential Property
Street Address: 5525 NW 16th Street

Dear Council Members:

We, the undersigned members of the Executive Board of Windsor Forest Neighborhood Association, hereby object and protest the proposed rezoning of residential property located at 5525 NW 16th Street, which is located within the boundaries of our neighborhood. Windsor Forest includes all residents who live within these boundaries: NW 16th Street to NW 23rd Street, North MacArthur to North Ann Arbor. Clearly, the rezoning of this property is of great concern to our neighborhood and we state the following reasons as our objection to this rezoning proposal found within Oklahoma City Zoning District Use Unit Classifications § 59-8200 Residential Use Classifications:

Destruction of our quiet family community - Our neighborhood is classified as R-1 Residential Property. § 59-8200.14 states: "Single-Family Residential. One dwelling unit, other than a manufactured (mobile) home, that is a freestanding and structurally separated building used exclusively for residential purposes. It is located on a lot or building site that is unoccupied by any other dwelling unit or main building. *A typical use is a single detached dwelling.*"

Currently in our neighborhood we have 315 homes. We believe an event center of this size and proportion will disrupt our quiet, peaceful community and devalue our property.

Does NOT meet the requirements of § 59-8250.4 - Civic use unit classifications. Code 59-8250.4 specifically states: "Community Recreation: Restricted. Recreational, social and multi-purpose uses that operate during daylight hours, generally serve the surrounding neighborhood, and are available for public use. *Typical uses include non-illuminated public swimming pools, basketball courts, tennis courts, playgrounds, ball fields and playfields (non-illuminated), neighborhood recreation centers, and neighborhood public parks and open space.*"

This will be a private recreation center - not a neighborhood recreation center (as intended in the code), and therefore, it will not serve the day-to-day needs of the residents of the surrounding neighborhood, Windsor Forest. An Event Center/Banquet Hall will cater to a

Other concerns include:

Increased Traffic and Danger to Children - An Event Center/Banquet Hall will definitely increase traffic in our neighborhood. Traffic in this area is already problematic at various times of the day. Both Purdue and NW 16th are single-lane streets with stop signs on the four corners, which is an acceptable standard in residential areas to curtail traffic. However, Mayfield Middle School is currently located at the intersection of Purdue and NW 16th (across the street from the property in question).

Increased traffic will be an endangerment to children and families walking to and from the school, as well as riding bikes on our neighborhood streets. There are various school functions, programs, and meetings held at the school on any given night or weekend.

Further magnified when you consider the SPUD Master Design Statement on Access which specifically states: "Access to the site may be taken from N.W. 16th Street via two (2) drives and from N. Purdue Avenue via one (1) drive." Thus, traffic will back up and practically stop while people are arriving at this location and pulling onto the property resulting in a traffic nightmare on a regular basis in our neighborhood.

Parking Issues: The SPUD Master Design Statement paragraph on Parking includes: "The proposed uses are not required to have off-street parking located on the same site as the structure. Shared off-street parking may be provided by parking lots located elsewhere in the SPUD. Paving and striping shall not be required for this SPUD. Handicapped-accessible parking shall be provided on a hard surface. An emergency/fire access lane on the hard-surfaced pavement shall be cordoned off and shall be clear at all times during events. Pervious paving, to include, but not limited to, grass may be used for parking areas, driveways, pathways and plazas, subject to Public Works Department review and approval."

Specifically concerning language is "Paving is not required," which precludes one to believe parking on the grass is probable and acceptable. This will be problematic during spring and winter when the property is wet and muddy. The end result will be people parking on the street and major traffic issues.

Large Signs: The SPUD Master Design Statement paragraph on Signs states "There shall be two freestanding signs permitted with maximum height of eight feet (8') with a maximum display area of one hundred square feet (100 sq. ft.). Said signage shall be permitted in roadway medians."

Easy to note that a 100 SF sign is a very large sign in a very small neighborhood. As indicated TWO very large signs will be permitted (if approved), which will definitely distract from the natural beauty of our community and quickly devalue our property.

Noise Disturbance from the Oklahoma City Municipal Code Chapter 34 states: "Noise disturbance means any plainly audible sound which: (1) injures or endangers the safe or health

of a human; or (2) annoys or disturbs a reasonable person of normal sensitivities; or (3) endangers or injures personal or real property. Plainly audible means where the listener clearly can hear the content of the sound produced by the noise source. Sounds which may be clearly audible include, but are not limited to, musical rhythms, spoken words, vocal sounds, and engine noises." Specific Prohibitions in Chapter 34-4 include "electronic audio equipment, musical instruments and similar devices operating for sound amplification, if plainly audible within any dwelling unit which is not the source of the sound." Also prohibited is "boisterous, belligerent, or clamorous noisemaking, shouting, carousing, singing or other prolonged noisemaking."

Anyone renting an Event Center/Banquet Hall would most definitely want music and audio equipment for the event. With an anticipated 400-1400 people in attendance, there would be great "boisterous and clamorous noisemaking, shouting, singing or other prolonged noisemaking" for hours. Families residing near this event center would be subject to extreme noise disturbances, ie, musical rhythms, spoken words, vocal sounds, and engine noises, during all hours of the day and night. This will impair sleeping and add stress to families residing in our neighborhood.

Alcohol Consumption - At this time we do not know if there will be alcohol allowed on the premises of this Event Center. However, we expect it to be very likely, which will add to the noise disturbance and traffic dangers stated above.

Windsor Forest is a very safe, respectable community of good people who care about each other and our families. For the reasons outlined herein, we request denial of SPUD 1423. We believe the rezoning of this property is detrimental to all the residents who live in this neighborhood.

Sincerely,


The Executive Board of Windsor Forest Neighborhood Association

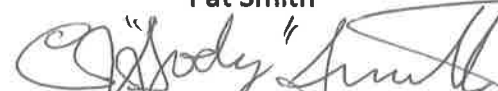

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