

July 2, 2023

Janis Powers, Planning Commissioner
City of Oklahoma City
425 West Main Street, 9th Floor
Oklahoma City, OK 73102

Commissioner Powers:

I am writing you about SPUD-1540 that proposes to put an 11-unit apartment complex at NW 43rd and Francis. It would fit on a parcel that's about the size of one corner home lot in the neighborhood. The developer is asking for variances on a vast majority of the limits, such as setback, height, parking, etc. It's too big for this piece of land.

If built, it would create safety concerns because of increased on street parking and traffic in that area, which is already busy. It doesn't fit the character of the neighborhood because we don't have any housing nearly that dense (44 dwelling units per acre). This neighborhood is old enough that it's historical, regardless if it does or does not have a historical designation. It would be a mistake to harm the neighborhood quality here.

Please reject this SPUD and ask the builder to stick with existing zoning.

Regards,

A handwritten signature in black ink, appearing to read 'Kyle Kubecka', with a stylized, flowing script.

Kyle Kubecka
807 NW 47th Street
Oklahoma City, OK 73118