From: N Kintsel
To: DS, Subdivision and Zoning
Subject: RE: SPUD-1540 at 4330 N Francis Avenue
Date: Monday, July 3, 2023 8:34:29 AM

RE: SPUD-1540 at 4330 N Francis Avenue

Dear Planning Commissioners,

We have lived for 17 years at 840 NW 42nd Street in the Crown Heights Historic Preservation District, and our home is right in front of the Francis/42nd Street intersection. We OPPOSE the proposed housing unit that Matthew McLaughlin wants to construct at Francis and 43rd Street for the following reasons:

1. Degradation of our beautiful historic neighborhood – our homes have unique architecture and landscaping and a carefully preserved look from the past. The proposed apartment building will not include any significant green spaces as the builder wants to fill the entire lot with 11 apartments that reach to the edge of the streets. The builder intends to build a 3-story building that will tower over our one-story homes and destroy the historic look and beauty of our Historic Preservation neighborhood.

2. Parking and traffic flow. Matthew McLaughlin is planning to build apartments as small as 450-700 sq ft where the tenants will use the "garage" for storage or as another needed living space. The practical result will be that all the tenants of the apartment building will park on a permanent basis in front of our homes since he wants to put 11-22 cars on two tiny lots. We already have a traffic and parking problem on NW 42nd Street near Western due to the duplex renters as well as the ever-present restaurant parking. The proposed multifamily apartment building will clog Francis and 43rd Street with parked cars leaving 3-4 blocks of multiple city streets with one-way passage. I have two children who ride bikes around our neighborhood and they will no longer have the needed space to ride freely and safely. We already live on a busy street with constant traffic flowing to and from Westminster school twice a day, and we have traffic from the restaurants on Western Avenue. Please do not approve a building project that will exponentially increase our daily traffic and leave other residents parking in front of our homes.

3. The R-4 zoning states "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." The proposed building will most definitely have a very harmful effect on our neighborhood in parking, traffic, safety, appearance, and property value. This builder wants to put in something that is INAPPROPRIATE to the neighborhood just so he can make a quick buck. The rest of the homes on the block are beautiful, single-family dwelling spaces with homeowners who take care of their homes and have a significant amount of money invested in their homes.

PLEASE DO NOT allow a structure to be built next to a historic preservation home that does not include a yard/green space along the fence next to the HP home. PLEASE DO NOT allow a home to be built that exceeds the two-story height limit. PLEASE DO NOT allow homes to be built that envision renters parking on the street in front of our homes. PLEASE DO NOT change the current no parking status on both sides of Francis that facilitates traffic flowing in and out of our neighborhood. PLEASE DO NOT allow the density of our neighborhood to be increased by an outsider who doesn't live here and whose only motive is profit.

My husband will be performing military service out of state during the month of July, so we will be unable to attend the July 13th meeting, but please know that we stand with all our neighbors when we say that we need the Planning Commission to protect our homes and neighborhood from one developer's greed and financial self-interest and lack of concern regarding the character of the neighborhood.

Sincerely,

Joel and Nancy Kintsel
840 NW 42nd Street
Oklahoma City, OK 73118