

July 2, 2023

Ms. Janis Powers, Planning Commissioner  
Ward 2 – City of Oklahoma City  
425 West Main Street, Suite 910  
Oklahoma City, OK 73102

RE: SPUD-1540

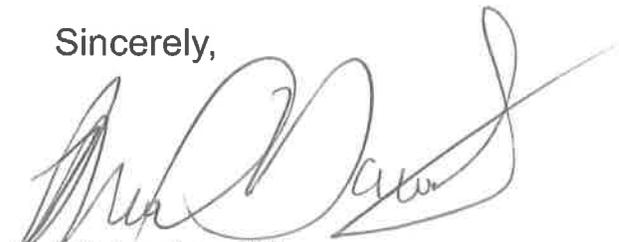
Dear Commissioner Powers,

I've learned of an 11-unit apartment complex that is being proposed to be built in my neighborhood on less than a quarter acre, about the size of one home lot in our neighborhood. Apparently, the massive size is beyond the least restrictive zoning there, R-4, for height, setbacks on all sides (front on NW 43, front on Francis, back to historic preservation Crown Heights, and side neighbor), and other criteria. It's just too big for the property.

The proposed project also raises other concerns. It would permit using EIFS that has shown to be a poor-quality siding that deteriorates in a decade. Almost all of the lot would be non-porous material so it would negatively affect storm water drainage because of runoff.

Such a development would increase traffic and on street parking in the area, which already has some of these problems. This creates safety concerns for residents that walk and bike, students at Westminster, and Western Avenue patrons. Please make the applicant adhere to the existing zoning, which provides them plenty of flexibility.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Wylder", written in a cursive style.

Michael Wylder  
416 NW 44<sup>th</sup> Street