

July 6, 2023

Janis Powers, Ward 2 Planning Commission
425 West Main Street
Oklahoma City, OK 73102

Dear Commissioner Powers,

We are submitting this letter to protest the rezoning application of WBFB Law in order to construct an eleven-unit apartment complex at 4330 N. Francis Avenue (SPUD-1540). This application is not in keeping with the character of this established residential neighborhood. The current zoning of R-4 is already a very forgiving, high-density residential zoning. Several variances would be required to complete this project as proposed, and this sets a dangerous precedent. Douglas Place is a wonderful neighborhood that has been lovingly maintained. Any proposed new construction should keep in character with the established mostly, single-family homes that are in the immediate area.

The property in question is one which we are very familiar with, as it is on our regular walking route. Even today, with the existing single-family residences, this area is rarely without street parked vehicles and has no existing sidewalks. We are often dodging traffic and parked cars as we walk down this corridor as it is right between the businesses of Western Avenue and the Westminster Church. The proposed apartment complex would only exacerbate existing parking and traffic issues as their proposed parking does not even meet zoning requirements. Future residents and their visitors would be forced to flood the streets with even more parked cars and inevitably transform this already narrow street into what is essentially one-way traffic.

Furthermore, the proposed apartment complex encroaches on required setbacks, exceeds allowable building heights, and diminishes landscaping requirements. The proposed site plan does not acknowledge the placement of required dumpsters or screening – as there is no room for them on their proposed site. It is additionally questionable how the proposed site will meet the required open space and drainage as it crowds the proposed site plan with buildings and pavement.

The City of Oklahoma City's Code of Ordinances states that: "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..." This application does not provide evidence of support or service to the character of the existing neighborhood. In fact, the only evidence is to support that the proposed construction will erode the existing character of Douglas Place and create a harmful effect on its neighbors.

We ask that you please consider the input of the neighbors and vote NO to SPUD-1540's application.

Thank you,

A handwritten signature in black ink, appearing to be a cursive combination of the names Jennifer VanDeventer and David Young. The signature is fluid and extends horizontally across the page.

Jennifer VanDeventer and David Young
832 NW 48th Street