

June 28, 2023

OKC Planning Commission: Camal Pennington, Chair; Janis Powers, Vice-Chair; Nate Clair; Constance Fraley, Mike Privett, Dan Govin, Matt Hinkle; Don Noble; Rusty LaForge.

SUBJECT: SPUD 1540

Please vote NO on SPUD 1540 at NW 43rd Street and North Francis Avenue.

The variances requested by SPUD 1540 DO NOT meet the minimum requirements of zoning for R4. By asking to exceed 8 out of 10 requirements, the development will have a harmful effect on existing neighborhoods, change the character of the area, and set a precedent for such changes to become the norm.

Eight units would be allowed under R4 zoning. The eleven units proposed are excessive. This raises concerns about safety due to increased traffic. Students from both Bishop McGuinness and Westminster schools walk to and from school, classes from the schools run and jog in the area, and cars are driving twice daily for student drop off and pick up. There are also already many events in the area due to nearby businesses on North Western Avenue that affect traffic and safety.

A development this size would also fail to provide any common open space. Parts of the area already have drainage issues that will be exacerbated by changing from lawn space to almost totally concrete. I am also greatly opposed to a commercial dumpster being placed in the area, which would not be necessary if these variances are not approved. Standard garbage bins would be sufficient for the existing R4 zoning. I am also concerned that these units may be used as AirBnB's. A constant turnover of non-residents is unacceptable.

I know this property WILL be developed by someone, but I believe the development should be kept within the R4 zoning requirements. Any variances requested should be very minimal

Sincerely,

  
Elise Smith

443 NW 44th St,

OKC, OK. 73118