

July 2, 2023

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

Subject: SPUD-1540

Dear Commissioner Powers:

I am writing to express my dissatisfaction with the above referenced re-zoning application to be able to build a large 11-unit apartment complex on a modest-sized lot at NW 43rd Street and North Francis Avenue. That real estate parcel is about the same size as my home corner lot. Going from two existing units there to an eleven-unit complex requires the zoning limits be exceeded for almost all criteria including height, footprint setback, and others. It doesn't have enough parking for a development of that scale. Tenants and visitors will park on the street in an area that is already congested, which will create more safety concerns, especially for students, walkers, and bikers.

The sheer height next to a historical preservation area would be detrimental to the Crown Heights historic preservation district and other neighbors. There are plenty of other concerns such as drainage, potential AirBnB hotspot, commercial trash dumpsters, and others.

It just doesn't fit in a number of ways, and I'm asking you deny the SPUD-1540 application.

Thank you,



Eric Parker
401 NW 44