

TO: OKC Planning Commission

FROM: Christina and Rusty Morton, residents of Douglas Edgemere Neighborhood since 2000

SUBJECT: SPUD 1540

We ask you please vote NO on SPUD 1540 at NW 43rd Street and North Francis.

As long time residents in the area, we believe a development of the size proposed would drastically alter our neighborhood and not for the better. We are concerned about the effects this development could have on our property values and the aesthetics of our neighborhood. The proposed development could seriously reduce any common open space, have possible dire effects on drainage (which we already experience at 43rd and 44th and N. Walker Ave) by changing the amount of lawn space/ground cover to almost totally concrete.

We need assurances in writing preferably there will no attempt to use these units as AirBnB or VRBO's.

We have serious concerns related to safety, traffic, and parking. Our area already shares space with Bishop McGuinness High School, Westminster Church and School not to mention the business along North Western Ave which can create challenges currently.

The issue of a another commercial dumpster being placed in our neighborhood (dumpsters already exist due to the church, school, and local business along North Western) is of major concern.

As residents of Douglas Edgemere neighborhood it is NOT progress we oppose. We oppose variances such as those included in SPUD 1540. We ask that requested variance be kept to the R4 zoning requirements.