

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

Dear Commissioner Powers,

I am writing to you to ask you to deny the change of the zoning for the apartments to be built at the corner of NW 43rd and Francis streets from R4 to SPUD 1540 for the following reasons:

Building, Set Back and Drainage.

The building height which exceeds the OKC Code, is way above anything in our neighborhood which is composed of mainly single-family dwelling, R1. R4 is the most dense and least restrictive of any code in Oklahoma City. This complex is too dense for our neighborhood, the side, front and rear yards again do not comply with OKC codes. Being built on approximately a fourth an acre, the loss of green space creates a drainage problems on a street (43rd) that already has this problem.

Traffic and Parking.

There are not enough parking spaces, 11 allocated, which would mean people parking on 43rd street and Francis Street. I understand there is No Parking on both sides of Francis and 43rd on one side only. This would essentially make 43rd a one-way street. Traffic would be limited and a safety hazard to walkers, bikers and children. Westminster School is approximately a block away. The Fire Station is on the corner of 50th street and Francis and this could hamper their response in an emergency.

R4 code states "it will not have a harmful effect on the character of the existing neighborhood". So many variances could have that effect on our neighborhood, destroying its integrity, not to mention setting a precedence.

Please deny this application. We want to keep the charm and character of our neighborhood quote from (Mr.McLaughlin). I suggest that he build according to the existing zoning. Thank you.

Sincerely,



Maureen Maude
411 NW 44th Street
Oklahoma City, OK 73118