

Johnson, Thad A

From: Tracey Mason <traceyjusticemason@gmail.com>
Sent: Thursday, July 6, 2023 9:03 PM
To: janispowers; Liggins, Curtis D; DS, Subdivision and Zoning; Ward2
Subject: Concerning SPUD- 1540

Hello -

I am writing to you regarding just some of our concerns about SPUD -1540 on NW 43rd Street in Oklahoma City. This R-4 zoned new development is on the edge of Crown Heights (Historically preserved) and Douglas-Edgemere Heights neighborhood. The developers are wanting to put in an 11 unit Apartment building which we are opposing due to some of the following reasons:

(1) The 11 unit proposal puts the apartment building above the height code. 8 units should be the max that is allowed which will only be a 2-story building as opposed to a 3-story building.

(2) Parking is an issue. The developers do not have enough parking so additional parking would be on 43rd street. This adds additional traffic by Westminster school just a block away. I drive by this school several times a day and during drop off and pickup times it is extremely crowded. Safety is a concern.

(3) They are asking for variances to build the property closer to the street which should not be allowed. Also the commercial dumpster will be on a residential street - so they should make revisions to that. I suggest they place it on the east side of the property that faces a commercial parking lot instead of brand new expensive homes.

(4) This is a unique neighborhood that borders on one of the FINEST historic neighborhoods in OKC (Crown Heights). Douglas Park/Edgemere Heights is just a block away from Crown Heights - so it is understandable that people are investing (tearing down homes) and rebuilding very expensive and modern homes. They are allowed to do this since it is not a Historical Preservation Neighborhood. (the proposed apartments are on 43rd and the last street that is preserved is 42nd street). However, the neighborhood does not want an increase in traffic. This new apartment building will be close to several bars/restaurants on Western, which already have parking issues on the weekend nights. Again, safety is a concern.

Feel free to reach out to me or my husband at any time should you have any questions. Thank you for your consideration on these issues and we will see you on July 13!!

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