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From: Karen Wicker <karen@candorpr.com>
Sent: Friday, July 7, 2023 11:01 AM
To: DS, Subdivision and Zoning
Cc: Jim Kessler
Subject: Resident Concerns re: 43rd & Francis Development

Dear Planning Commission,

I have lived in Oklahoma City most of my adult life. I treasure our city's unique, diverse neighborhoods and its commitment to urban planning and gentrification. But the complex proposed at 43rd & Francis is a stark, unwelcome departure from the cozy, single-family homes distinctive to the neighborhood in which the lots are located.

The proposal, which requires zoning exceptions to be granted, represents a significant departure from neighborhood standards and introduces unnecessary congestion, safety and privacy risks. My husband and I, owners of a local public relations agency, purchased our home at 909 NW 43rd Street in 2019. Located on the corner opposite the proposed complex, our home would be greatly impacted by these risks.

As empty nesters, we moved to this quaint area to enjoy the youthful energy of the Crown Heights and Edgemere Park neighborhoods along with its nearby shops and restaurants on the Western Avenue corridor. But our streets are already too crowded with cars along the curb and traffic from the nearby shops, restaurants and a local church. For example, when school is in session at Westminster, it often requires several minutes to simply exit our driveway onto 43rd Street and additional waits when turning south on Western against school- and retail-related traffic.

The design of the proposed complex is so crowded onto a miniscule patch of land, there will be no avoiding spillover parking from residents and guests. The result will be significant new on-street parking. To add congestion to these already crowded streets is almost unthinkable. One has to live here to appreciate the compounding impact on congestion and safety, something that cannot be ascertained by only reviewing a blueprint.

We also have concerns about unsightly trash dumpsters and the ability of emergency vehicles to access the development's proposed entrance on 43rd street and its ridiculously narrow, one-way drive which exits onto Francis. In addition, the proposed units are designed to tower over surrounding homes and backyards, disrupting the privacy and tranquility.

While we are not opposed to new construction (tear-downs and rebuilds surround us without controversy) we have a duty as residents to speak up when the appearance of greed seems to be at the cost of others. There is no justification to approve zoning exceptions to build nine units onto this small patch of land intended for two small homes.

In contrast, there are good reasons zoning is established for neighborhoods. Granting exceptions should be a rare occurrence. Granting exceptions for this development at 43rd & Francis should not be one of them.

Thank you for the opportunity to voice our multiple concerns prior to the July 13 hearing.

Karen Wicker

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