

May 22, 2023

Planning Commission
City of Oklahoma City, Oklahoma

Re: Case No: SPUD-01535
Rezoning Application
The Dog House OKC, Inc.
415 NW 5th Street

To whom it may concern,

I understand the City of Oklahoma City Planning Commission is or will soon be considering the proposed re-zoning of 415 NW 5th St. to allow a dog kennel.

Upon careful review of the situation, **I am strongly OPPOSED to the re-zoning request** for the following reasons:

1. The area is primarily Office and Residential. I own a parking lot on the northwest corner of NW 5th Street and Hudson, in close proximity downhill from the proposed outdoor kennel. The sound and smell of dogs would disturb me and the parking customers that rent spaces.
2. This along with the smell of dog excrement and urine washed into the street would interfere with the environment that attracts businesses to the area. I would point out that the kennel plans to dispose of their animal waste by washing their animal biological waste into the street where it can flow into the Oklahoma River via the storm sewer system at 5th and Hudson, right in front of my parking lot. It would interfere with foot traffic from pedestrians who park their cars along NW 5th who live at the Regency Tower Apartments. Some of the tenants of Regency Tower are parking lot customers.

The applicant's barking dogs will also discourage new and existing business and residential construction and improvement which are complementary to office development.

It is worth noting that there is a three story apartment building directly north of the applicant, a combination office/apartment directly adjacent on the east side of the premises, and the twenty-five story Regency Apartment Tower just ½ a block east. With my parking lot at 5th and Hudson, the kennel would not fit with residential/business developments in the downtown area.

3. There are alternatives to having an outdoor kennel: the tenant at the dog house could cover and enclose the intended kennel and not require a change in zoning.
4. The Downtown Business District is simply not the place for an outdoor kennel type of use. As late as 2014, outdoor kennels were banned in Oklahoma when located within 2,500 feet of a school. Emerson High School is located very close to the proposed kennel. Emerson is at 6th and Walker.
5. The President of the Dog House Inc., met with one of her neighbors prior to spending any money on the premises and commented to the neighbor that her landlord told her it was legal to build an outdoor kennel in her parking lot. The neighbor pointed out that it was not zoned for an outdoor kennel, prior to her expending money for demo and construction of the outdoor kennel, and that all of the neighbors would object to an outdoor kennel located in the downtown business district. Within hours, she was advised by the Downtown Design Committee that she could not have an outdoor kennel. She decided to amend her building permit, forge ahead with her original plans in spite of the advice by the neighbor and the Downtown Design Committee, and speculated that her plans for an outdoor kennel would be approved by the City of Oklahoma City. She decided to build and spend money on construction in spite of knowing the risk attached to having a business plan that was prohibited by existing zoning.

The business plans of the Dog House ignore the health, sanitation and other rights of transitory and permanent neighbors who rely upon the zoning laws of Oklahoma City for protection.

Sincerely,



Scott W. Cheek, Manager
The Mary Louise, LLC