

PROTEST  
SPUD 0-1535  
R Dowell  
405-760-2383  
405-235-1433  
Richard.dowell@yahoo.com

			2023	Area Within
BLOCK	LOT(s)	Against		Radius
67	21-22	520 N Walker	400 N Walker ILC	7,980.00
67	23-26	428-430 NW 5th	400 N Walker LLC	15,000.00
68	13-20	600 N Walker	501 N Walker LLC	29,330.00
3	1-32	501 N Walker	501 N Walker LLC	1,050.00
2	1-6, prt of 7	601 N Walker	601 N Walker LC	7,000.00
67	11-20	500 N Walker	400 N Walker LLC	11,250.00
67	27-28	426 NW 5th	Berryman	7,500.00
68	6-7, E20 ft of 8	411 NW 5th	CDD holdings	9,940.00
68	21-24	440 NW 6th	Rockwell Prop.	16,240.00
68	25-29	424 NW 6th	Rockwell Apts	17,500.00
2	24-32	500 NW 6th	Office Building	1,500.00
68	1-5	Parking Lot	Cheek	17,500.00
46	17-20	SE corner 5th Hudson	Cheek	2,100.00
69	7-8	6th St. Parking Lot	M2P LLC	2,100.00
69	4-6	6th St. Parking Lot	M2P LLC	3,150.00
68	38-40	615 N Hudson	M2P LLC	10,500.00
		TOTAL		159,640.00
		Percentage of Total		57.01%
		Neutral		
69	9-20	427 NW 6th	Comm. Credit Un.	7,350.00
68	33-36	Garage	Nelson Oz 2019 LLC	14,000.00
68	37	404 NW 6th	Maverick development	3,500.00
67	29-30	Lot next to Bus Station	Invest Trust	7,500.00
67	1-11, 31-40	Bus Station	COPTA	50,250.00
45	1-6, 17-32	Post Office		4,200.00
68	30-32	420 NW 6th	Health Center	10,500.00
69	1-3	701 N Hudson	Condominiums	1,500.00
45	7-16	Regency Tower		7,000.00
		TOTAL		105,800.00
		Percentage of Total		37.78%
		For		
68	W4.15 ft of 8, 9-12	The Dog House	Corsair Cattle Co	14,581.00
		Percentage of Total		5.21%
		TOTAL		280,021.00
		Percentage of Total		100.00%

County Assessor estimated property values withing the radius				
			<b>2023</b>	<b>Assessed</b>
<b>BLOCK</b>	<b>LOT(s)</b>	<b>Property Opposed</b>		<b>Value</b>
67	21-22	520 N Walker	400 N Walker LLC	\$106,500.00
67	23-26	428-430 NW 5th	400 N Walker LLC	\$363,960.00
68	13-20	600 N Walker	501 N Walker LLC	\$1,650,302.00
3	1-32	501 N Walker	501 N Walker LLC	\$3,411,460.00
2	1-6, prt of 7	601 N Walker	601 N Walker LC	\$600,732.00
67	11-20	500 N Walker	400 N Walker LLC	\$2,433,143.00
67	27-28	426 NW 5th	Berryman	\$398,927.00
68	6-7, E20 ft of 8	411 NW 5th	CDD holdings	\$1,054,069.00
68	21-24	440 NW 6th	Rockwell Prop.	\$920,413.00
68	25-29	424 NW 6th	Rockwell Apts	\$854,358.00
2	24-32	500 NW 6th	Office Building	\$3,553,146.00
68	1-5	Parking Lot	Cheek	\$312,000.00
46	17-20	SE corner 5th Hudson	Cheek	\$329,000.00
69	7-8	6th St. Parking Lot	M2P LLC	\$190,000.00
69	4-6	6th St. Parking Lot	M2P LLC	\$201,543.00
68	38-40	615 N Hudson	M2P LLC	\$2,946,450.00
		TOTAL		\$19,326,003.00
		Property For		
68	W4.15 ft of 8, 9-12	The Dog House	Corsair Cattle Co	\$794,221.00

## DOWELL PROPERTIES INC.

Commercial Investment, Leasing and Construction Since 1988

[www.dowellproperties.com](http://www.dowellproperties.com)

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R.S. Dowell  
President, Dowell Properties Inc.  
Oklahoma City Branch  
2000 N Classen Blvd., STE 3700  
Oklahoma City, OK 73106

Planning Commission,  
City of Oklahoma City

Re: Case No: SPUD-01535

Rezoning Application  
The Dog House OKC, Inc.  
415 NW 5<sup>th</sup> St.

July 14<sup>th</sup>, 2023

To whom it may concern,

Our company has reviewed the letter received from the City of Oklahoma City Development Services Department regarding the proposed rezoning of 415 NW 5<sup>th</sup> St. to allow for an outdoor dog kennel.

Upon careful review of the situation *we are strongly opposed to the rezoning request* for the following reasons:

1. The area is primarily Office and Residential. Our company owns and operates 600 N Walker on the West side of the proposed kennel as well as two office buildings, 428 and 430 NW 5<sup>th</sup>, directly across the street. *The sound of dogs barking would disturb our tenants who are primarily attorneys and accountants.*
2. This along with the *smell of dog poop would not add to the ambiance that attracts businesses to the area.* In fact we have 4 permits on the adjacent building currently in progress building out office space to fill the space vacated recently by Seagate Technologies and are marketing the space to high-end office users.
3. *The applicants barking dogs will also discourage new and existing residential construction and improvement which is complementary to office development.* It is worth noting that there is a three story apartment building directly north of the applicant and a combination office/apartment directly adjacent on the East side of the premises and a twenty-five story apartment tower just ½ a block East. Many of us have had the painful experience of losing a night's sleep from our neighbors dog howling. Imagine the nightmare of a collection of animals making themselves head at 4:00 AM.
4. *There are alternative locations near downtown (probably West of Classen) that would be convenient to downtown residents but adjacent to industrial use that would not have an issue with the dogs.*
5. *The CENTRAL BUSINESS DISTRICT is simply not the place for this type of endeavor.*
6. In summary, this type of use is not normal for this area that explains why it is currently not zoned for that purpose. I see no compelling reason the make an exception in this case, especially given the negative impact it will have on adjacent properties. *It is our understanding that the applicant is not a veterinarian nor are they hiring one. This outfit is simply a place to leave your dog. With current zoning, they can do this legally by keeping the dogs within the building. Given the location, the dogs should be housed indoors where their presence won't disturb the neighbors.*

The health risk associated with humans disturbed by barking dogs includes illness and emotional distress, probability of heart failure significantly increased, sleep disruption possibly leading to severe physical as well as emotional impairment, increased risk of stroke, stress, violence and rancor, hearing loss, etc. These and other problems are outlined in the website barkingdogs.net. I have attached an excerpt from the site.

Dowell Properties Inc. represents as "managing member" the following corporations that own property within 300 Ft. of the proposed rezoning:

601 N Walker LLC - owner of 601 N Walker

400 N Walker LLC - owner of 520 N Walker (Dry Cleaners)

428-430 NW 5<sup>th</sup> (Office Buildings directly south of applicant)

501 N Walker LLC - owner of 600 N Walker (Office building adjoining the east side of the applicant)



R. S. Dowell

President, Dowell Properties Inc.

Board Member, Business Improvement District of OKC