

Letter of Objection to SPUD-1538

We, Al & Peggy Irvin, strongly oppose and object the Two (2) Family Residential duplex uses and development at 8800 North Kelly Avenue, Oklahoma City, Oklahoma. The developing plan for this area is not in the best interest of the neighborhood. Our objection is as follows:

- I. **Noise pollution** – An increased level of noise and congestion brought about by such an establishment is undesirable as the community has always been very peaceful. A nice enjoyable sitting on the porch or in the backyard has always been an enjoyable event. Changing to allow this development will greatly change.
- II. **Home/property value** – All residents own at least a half of an acre or more and take pride in keeping their land well maintained. Our property is safe, and we have not entertained any suspicious persons roaming through our community. Allowing this development will decrease the value of our home.
- III. **Road Construction** – Our roads have been under construction for quite some time now and have caused great wear and tear on our vehicles. Allowing the development would only cause for only a much more extended delay and would also warrant more traffic through and around the quiet established neighborhood.

We respectfully request your consideration to not re-zone this neighborhood to a 2 Family Residential duplex uses and development community. Thank you.

Very respectfully,

Al & Peggy Irvin

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Petition cover letter and facts

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SPUD-1538

The neighborhood of McCourry Heights has 44 lots and 30 homes.

Of these 30 homes, and 44 properties, 5 are currently rentals, yet 2 of the property owners signed this petition.

The other 3 were not contacted.

The signature list I have compiled, "In Objection to SPUD-1538" contains 26 signatures from 33 property owners. 1 of those signatures is Mr Escobar.

I would add, that Kent Deathridge, whom just passed away,(may he rest in peace) owned 2 lots. He did sign our first petition. His death is too fresh to burden his family over this issue.

These signatures bring a 94.28% opposition to the idea of duplexes in our neighborhood.

Most of the lots are 1/2 acre lots. 6 of these lots are closer to a full acre. Of I added up the acres to the decimal point, it would bring up our % of opposition to the idea of duplexes in our neighborhood.

6 of these lots, at the entrance of McCourry Heights, between Clover and Shamrock have been purchased with approved plans for 6 single family homes.

The owner of Lot #2, 1001 Clover Ln., directly east of Mr. Escabars property, has plans to build a single family home.

5 of our home owners enjoy a second empty lot, which they own. In other words, 10 lots are owned by 5 people, with a .88% of McCourry Heights Neighborhood. Bigger Stake Holders! Josh Shumway, whom owns 6 lots has a 2.68% stake hold in our neighborhood, has the most to lose from Mr. Escabars idea of duplexes. He has expressed his displeasure and irritation with this idea.

Myself, and the rest of us 94.26% of McCourry Heights displeasure at this duplex idea should count for 94.26% of the vote against this proposed change.

Respectfully,

Bj Matthews

1009 Clover Ln.

Okc,ok 73131

405-628-9822



Petition opposing SPUD-1538

Petition opposing SPUD-1538 Zoning changes from SFR to Family Residential Duplexes

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Justin Jennings 1008 Clover Ln OKC 73131 ~~JD~~ 405 204 1370

MCCOURRY HEIGHTS ADD LOTS 42, 43 AND 44 Owner Joshua Shumway

DS, Subdivision and Zoning

From: BJ Matthews <beejamous@gmail.com>
Sent: Sunday, June 11, 2023 10:37 PM
To: DS, Subdivision and Zoning
Subject: SPUD-1538

Dear Mr Pennington,

My name is Bj Matthews. I live at 1009 clover Lane, okc, 73131. I have written the following reasons why I am NOT in favor of SPUD-1538.

LETTER OF OBJECTION TO:
Case No SPUD-1538

I, BJ Matthews, object to the plans of a duplex at 8800 N. Kelly Ave. For the following reasons:

.1 Renters don't have any equity in the building they rent, therefore they don't care that something needs to be painted or repaired. It isn't their issue.

They don't care about the yard when it gets too high, they assume when the lawn guys don't show up that the landlord or rental agency will square it away. It'll be someone else's problem. We, the homeowners in this Neighborhood are the ones that suffer that neglect.

2. Mr. Escobar stated his plans would give several duplexes 2 stories. Now his plans have apparently changed. The thought of having people being able to look out of their windows into my back yard is a privacy issue. We also know that he could promise the world in his plans, yet in reality, plans change continually. I am not willing to risk such a thing.

3. Mr Escobar has stated at first: that he plans to have several entrances to his several duplexes. Now, he states it would only be 1 entrance off of Kelly Ave. However, Filling up an entire 1/2 acre full of concrete, and duplexea, is in direct conflict with our spacious green yards, and gardens. This is a much worse idea than 1 entrance driveway to a single family home. It means that as I leave for work I get to see an unsightly parking lot, full of cars. Our area has many greenways, and this idea is not compatible nor does is lend harmony to the surrounding area.

4. This area has 33 property owners, 28 single family homes. We have 2 individuals still with plans to build homes. These 28 homes make up a tight community. We know each other by name. Tess gives my family eggs. I help her with her fence. Richard and I help each other with the heavy home improvements. Justin pulled me and my vehicle out of my muddy yard, and I welded his tailgate back together on his trailer.

I helped Mrs Bowie with her mailbox. I built nice cages for Preston's homing Pigeons.

I've helped Kevin replace his waterheater.

We will not have the same relationship with renters in a crowded duplex with the average turnover rate of 1 year in our community.

5. Our neighborhood is almost rural compared to most neighborhoods in OKC. I would think that a Multi-Level complex should be closer to grocery stores, and gas stations, which we don't have for 2 miles. Also, the reason we have all chosen to live here is for the rural feel. We like our spacious 1/2 acre lots. How many people can say they own a half acre in OKC?? Not many! 1/2 acre lots in OKC are highly sought after. It keeps the value of our properties higher. Yet, Mr. Esabar is under the impression that a duplex in our spacious 1/2 acre lots is acceptable?! He wants to change the landscape of our area? That isn't going to happen without a fight.

6. I can say, without a doubt, that when I purchased my home 6 years ago, in McCourry Heights, that if a duplex had been on this corner, most definitely 2 duplexes, at the entrance to this neighborhood. I would have called my realtor, and canceled the showing. I would not have given this neighborhood a second thought. Which is why I believe, that such an idea of a single duplex, most definitely, 2 duplexes will hurt our resale value.

7. I think it's highly inappropriate to barge into our neighborhood and force us to eat crow by building a duplex, or 2 duplexes at the entrance of our neighborhood. Think about what that looks like! No! That is not what our entrance should have.

8. I would encourage Mr. Escobar to build a single family home on his 1/2 acre lot, for a family that wants to grow and make a life here, and be a part of our community.

9. Facts about rental properties are that rental communities have more crime, and they have more traffic which is exactly why we all chose this particular neighborhood to build our homes and live our lives. We do not want the traffic rentals will bring, and we do not want the crime that rentals bring.

Sincerely, and with respect,

Bj Matthews
1009 Clover Ln.
Okc 73131

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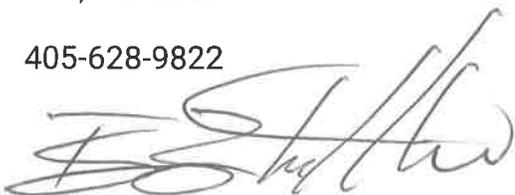
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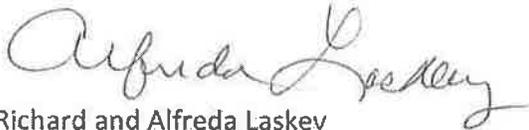
LETTER OF OBJECTION

To: City of OKC Planning Department

CASE Number SPUD-1538

We bought a house in McCourry Heights neighborhood over 40 years ago because we wanted to live in a neighborhood with single family homes offering a quiet city country feel with large lots. Luis Velasco and Jessie Escobar bought it with a very different idea than what already exists here in this small community. They don't want to live in the community but they want to change the dynamics for those that do.

4 families on one lot would definitely increase the traffic and noise level. A change in the zoning to allow a multiple family home destroys the reason so many decided to buy and live in this neighborhood.

A handwritten signature in cursive script, appearing to read "Alfreda Laskey".

Richard and Alfreda Laskey
1015 Clover Lane
Okla City, OK 73131

DS, Subdivision and Zoning

From: Sarah Sagraan <sarah@sagrancpa.com>
Sent: Thursday, June 15, 2023 11:31 AM
To: DS, Subdivision and Zoning
Cc: BJMHomeRepair@gmail.com; Sarah Sagraan; Sarah Sagraan
Subject: Case SPUD-1538 Zoning Change Proposed

Dear Planning Commission:

We object to the multi-family house proposed for 8800 North Kelley Avenue. The area is zoned R-1 single-family, and our neighborhood covenant requires adherence to that zoning. The applicant wishes to put four rental units (two duplexes) all crammed onto one lot, which would completely change the nature of the area. If this proposal is approved, we will have our attorney file an injunction to stop construction.

My husband Richard and I own the property at 1007 Clover Lane (McCourry Heights Lot 3 and part of lots 4 and 5) and we strongly object to the proposed zoning change to R-2 Medium Density. We welcome Luis Velasco and Jessie Escobar to build a single family home on the lot at 8800 North Kelley Avenue.

Thank you for your consideration,

Sarah and Richard Sagraan
1007 Clover Lane
(405) 876-1520

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