

Gregory W. & Sandra J. Olson
3311 Oakdale Forest Rd.
Edmond, OK 73013

Members of the Oklahoma City Planning Commission and Oklahoma City Council
c/o City of Oklahoma City Development Services Department
420 West Main Street, Suite 910
Oklahoma City, OK 73102

Re: PUD-1813; 10317 Hassett Road,
Oklahoma City, OK 73131

Dear Members of the Oklahoma City Planning Commission and Oklahoma City Council,

This letter is written in protest of the PUD-1813 application. We are extremely concerned about a change from the exiting residential zoning to a PUD that allows a "firewood business".

We are the sole owners of Stage Stop Farms, LLC. Stage Stop holds title to an 80 acre parcel located in the N/2 of the NW/4 of Section 25-T1N-R3W. Attached as Exhibit A is a plat of our property in relation to the property referenced above ("the Subject Property").

Hassett St., on which the Subject Property is located, is a dead-end private road and the only access to the Subject Property. This road is privately maintained by the residential owners that reside on this street. The SE entry to our property is located on Hassett St. Hassett St. is not constructed to handle heavy dump trucks and/or semi-tractor-trailer loads construction debris, tree debris, and huge piles of trash that have been observed on this site for several years.

Enclosed herewith as Exhibit B is a plat of the property tracts fronting Hassett St. As the plat demonstrates, there are 10 parcels fronting Hassett St. Everyone of them is zoned residential. A firewood business and the associated heavy truck traffic is wholly incompatible with this area comprised of private homes.

Moreover, as reflected on Exhibit C, the only access to Hassett Street is via Northeast 100th Street. Out of 35 tracts fronting Northeast 100th Street, 33 are zoned residential. If the proposed PUD were approved, heavy trucks carrying trees and debris would be traveling along a narrow residential street as their only access to the Subject Property. This is an unsafe situation for the residents and their children.

Finally, the associated noise pollution associated with chain saws and splitting machinery, and air pollution created from the burning of limbs not large enough for firewood production, would be a constant nuisance to the neighborhood. Its of note the PUD application makes no mention of burning other than the identification of an "incineration pit" depicted on the plat attached to the PUD. Attached as Exhibit D is a photo of the NE corner of the PUD property. As you can see, there is highly combustible tinder comprised of tall dry grass and highly flammable trees abutting the property. Not only is burning at this location a disregard for the neighbors' enjoyment of their homes, it's a significant fire risk.

It should not go unstated the Subject Property is presently being, and for some time has been, used as a firewood business in violation of residential zoning. Additionally, there has been concrete and other debris dumped and buried on the property. Water for homes in the area is sourced from private water wells. Burying debris on the Subject Property demonstrates a callous disregard for the environment and property owners in the area. If the buried debris includes electronic equipment, paint, solvents or other hazardous material, it could contaminate the aquifer, create irreparable harm to the environment, pollute the water aquifer, and could have a substantial negative impact on surrounding property values.

Exhibiting further disregard for the zoning laws, the applicant has hauled in and/or accepted from third parties, logs and tree debris. As part of his unauthorized firewood business, or perhaps as a dump site, the applicant is burning tree debris, and perhaps other material, creating a fire hazard and polluting the air of the neighborhood.

The applicant has constructed earthen berms on the Subject Property, altering the topography and natural drainage. The water runoff has been diverted and is impacting the natural run-off to the West Branch of the Harrison Creek Tributary. I have not found the applicant has been granted approval to excavate or build diversion berms by the proper authority.

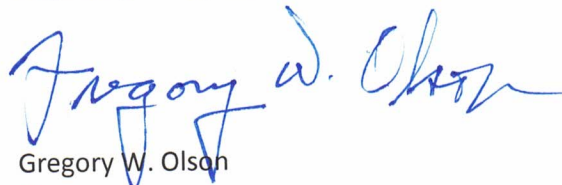
We are considering building a home on the east side of our property. However, if the PUD for the Subject Property is approved, we would not build. We would be too concerned about noise pollution, in what is otherwise a tranquil setting. We would be concerned about air pollution from burning. Finally, we are most concerned about buried trash and its potential to pollute the fresh water aquifer, particularly given that we don't know what's being buried.

Presently, we are utilizing our property as a horse farm. We have horse trails through the woods on our property and are concerned about safety issues for our horses.

We respectfully request the Oklahoma City Planning Commission recommend PUD-1813 be denied and the Oklahoma City Council deny such PUD. For all the reasons stated above, the PUD application is entirely inconsistent with the surrounding residential community.

Sincerely,

Stage Stop Farm, LLC

A handwritten signature in blue ink that reads "Gregory W. Olson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Gregory W. Olson
Member

A handwritten signature in blue ink that reads "Sandra J. Olson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Sandra J. Olson
Member

EXHIBIT A

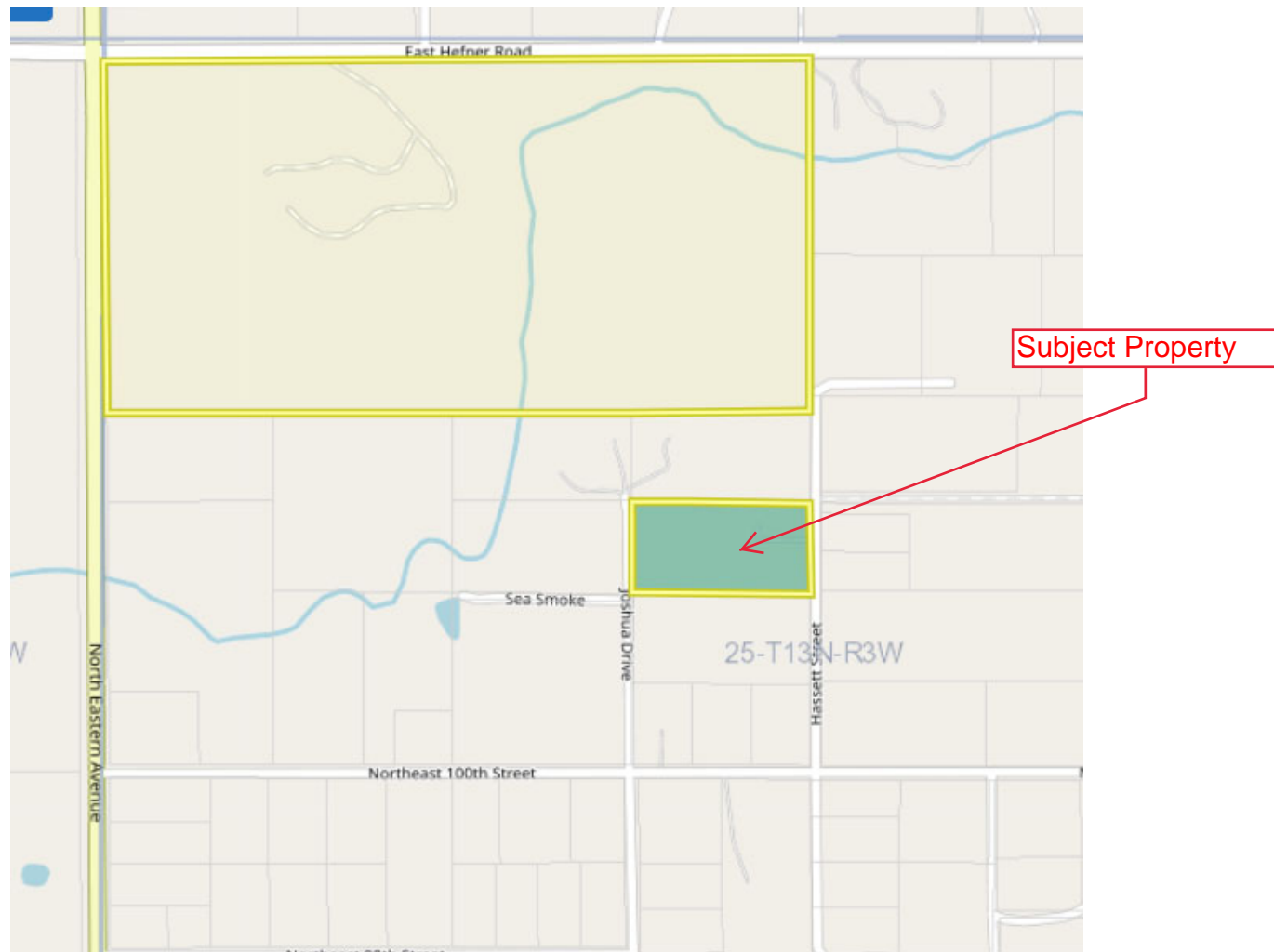


EXHIBIT B

There are 12 tracts highlighted on the map below. Every tract is presently residential. The tract that's the subject of the proposed rezoning is highlighted in turquoise. Ten of the 12 tracts front N Hassett Street. The 2 tracts directly west and northwest of the tract proposed for rezoning are also residential.

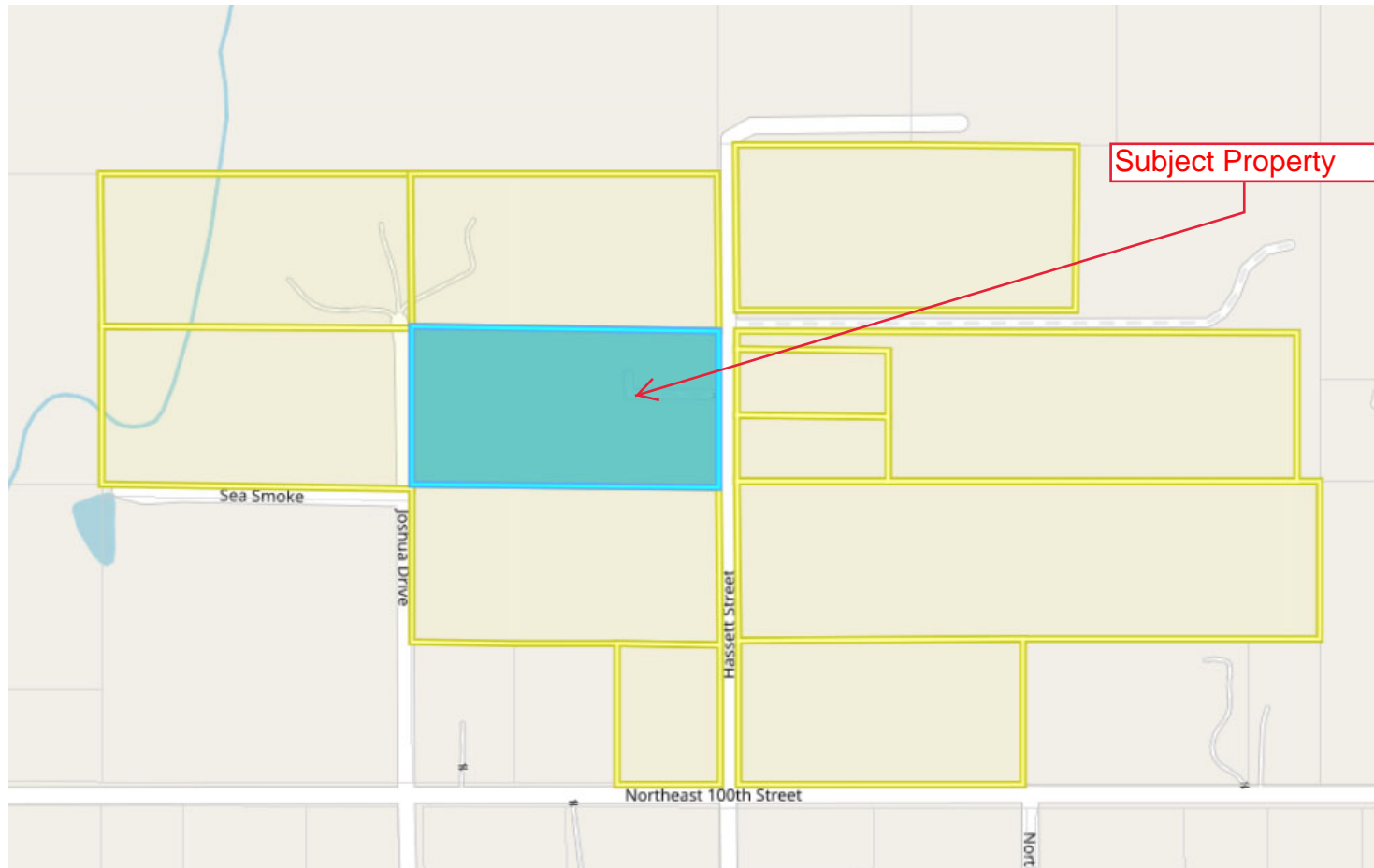


EXHIBIT C

Northeast 100th Street is the only access to N. Hassett Street. There are 35 tracts fronting Northeast 100th Street, 33 of which are residential. The 33 residential tracts are highlighted below in yellow or turquoise. The turquoise tract is the mailing address per the Oklahoma County Assessors office for 10317 N. Hassett Street (ie. the property that's the subject of PUD-1813). A firewood business, with an incineration pit, which can only be accessed from Northeast 100th Street is clearly not conducive to this residential neighborhood.

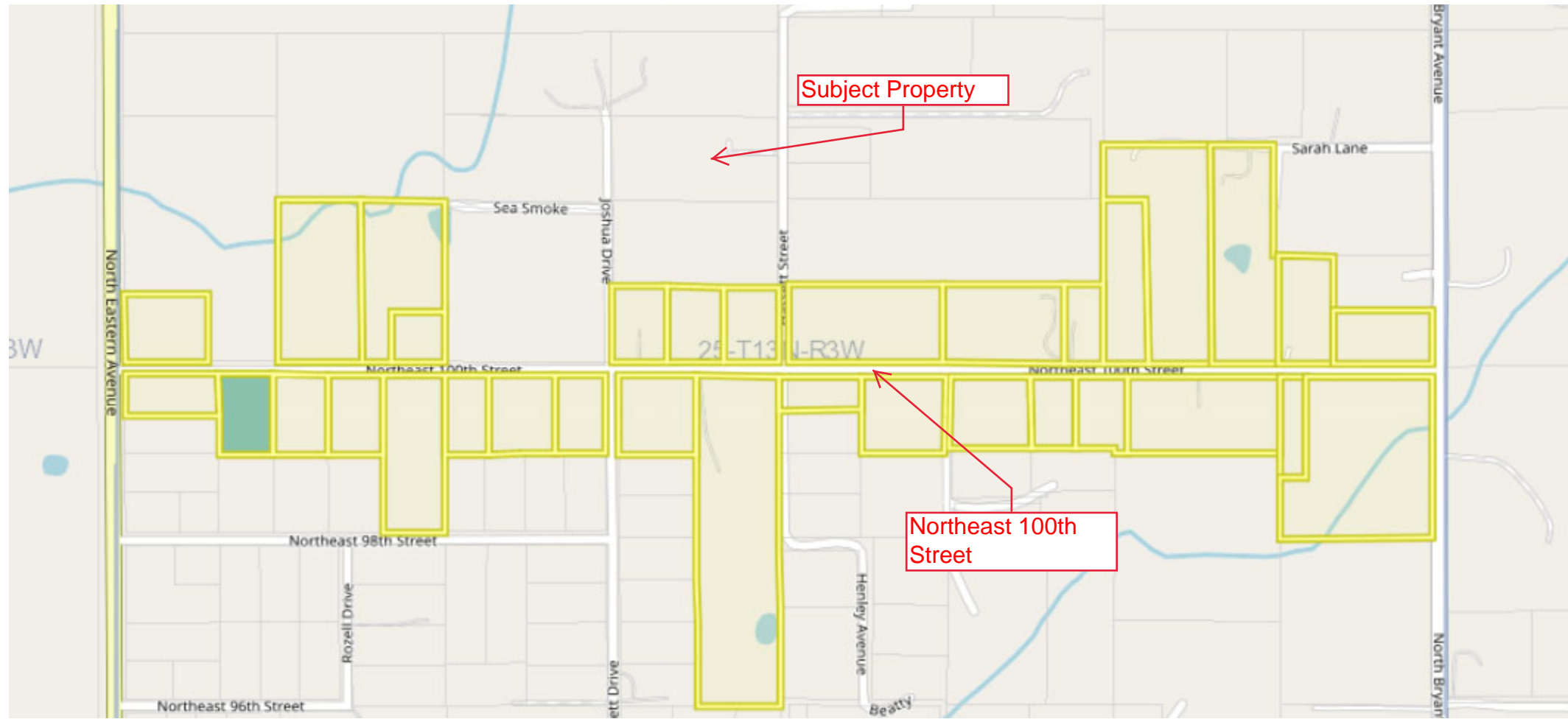


EXHIBIT D

Per Google Images-Dated December 2007



Northwest corner
of Subject Property