

RECEIVED

APR 06 2021

DEVELOPMENT SERVICES

CERTIFIED RETURN/RECEIPT

RE: CASE NUMBER: PUD-1813 OPPOSITION LETTERS

Property Location: 10317 N. Hassett Road

Hearing Date: April 8, 2021

For distribution to Planning Commission

TO: City of Oklahoma City Development Services Department
Subdivision and Zoning

FROM: Genevieve D. Calhoun Rev. Trust
Rod Calhoun, Successor Trustee/Executor

DATE: March 30, 2021

Enclosed for distribution to Planning Commission for hearing on April 8, 2021 are signed
Opposition letters from Successor Trustee and Heirs totaling six (6) pages.

Please make certain all are included for review by the Planning Commission members.

Enclosed: 6 Opposition Letters to PUD-1813

RE: **OBJECTION TO CASE NUMBER: PUD-1813**
ADDRESS: 10317 Hassett St. APPLICANT: Charles Taylor III
TO: **Planning Commission** HEARING DATE: **April 8, 2021**

FROM: **Genevieve D. Calhoun Rev. Trust**
7.32 acres and 10 acres directly across Hassett Road within 300 feet

Dear Planning Commission Members:

I, Rod Calhoun, am the Successor trustee and executor of the aforementioned properties in our family's estate the Genevieve D. Calhoun Rev. Trust. Our properties are located within 300 feet and directly across Hassett Street from the property subject to this PUD request.

I submit this letter to express **strong opposition to the rezoning variance outlined in PUD Case Number 1813** for the following reasons: a) PUD-1813 is "spot-zoning" and inconsistent with the surrounding residential S1 zoned-neighborhood; b) a variance will severely alter the essential character of the community negatively impacting all property owners' rights to usage and enjoyment; safety and health; and quality of life; c) has already and will continue to adversely impact all surrounding neighbors' property values; d) **is opposed by an overwhelming majority of property owners within 300 feet who have been irreparably harmed by Mr. Taylor's repeated and ongoing violations of multiple Municipal Codes that the City should enforce**, including but not limited to the illegal operation of a business in a residential area for several years; allowing junk and debris to be dumped on the property; tall weeds and grass; inoperable vehicles; curb side trash collection violations; destruction of other residents' property; toxic burning; noise pollution; rodent infestation; and many other infractions. **To our knowledge there is not even one property owner in support of Mr. Taylor's PUD-1813.**

The applicant's son Charles Zell Taylor IV is currently operating an illegal firewood business and using our private, single-lane, unpaved, access roadway that dead-ends. This often blocks residents from safely accessing their homes and land. This single-lane road is not maintained by the city or county, but by residents who depend on it as a reliable thoroughfare to our homes and properties.

Additionally, this narrow roadway is dramatically eroding as a consequence from drainage problems that Mr. Taylor has caused by artificial manmade elevation of the natural landscape, allowing construction dumping of huge piles of concrete, asphalt, wood and dirt. "These impervious surfaces prevent and retard the entry of water into the soil in the manner and to the extent water enters soil under natural conditions." Water is caused to run off the surface in greater quantities and at an increased rate of flow than was present under natural. We're confident this assertion can be confirmed with an inspection by the City's civil engineer.

Mr. Taylor's proposed Master Design Statement further fails to mention the type of traffic that frequents his illegal firewood business – heavy hauling trucks; commercial vehicles; dump trucks; mulchers; tractor-trailers; and customers, all causing extreme hardship. Based on this alone, Mr. Taylor's PUD request must be denied. North Hassett Road cannot support such traffic congestion, and he has not made any proper provisions for correcting the drainage problems that continue to erode our property.

Please recognize that this firewood business is already illegally operating in our residentially zoned neighborhood. All damages that were caused to all parties concerned, including Mr. Taylor himself, is a direct result of his son's own actions. Please understand we cannot continue to endure the suffering and grief caused by Mr. Taylor. For the sake of our community, please hold Mr. Taylor accountable and stop him from causing any further harm. Please recommend to the City Council DENIAL of PUD-1813.

Sincerely,

SIGNATURE:



DATE:

3/26/21

RE: **OBJECTION TO CASE NUMBER: PUD-1813**
ADDRESS: 10317 Hassett St. APPLICANT: Charles Taylor III
TO: Planning Commission HEARING DATE: April 8, 2021

FROM: Genevieve D. Calhoun Rev. Trust
7.32 acres and 10 acres directly across Hassett Road within 300 feet

Dear Planning Commission Members:

I, Jeanie Jackson, am an heir, family member, and/or owner of the aforementioned properties in our family's estate the Genevieve D. Calhoun Rev. Trust. **Our properties are located within 300 feet and directly across Hassett Street from the property subject to this PUD request.**

I submit this letter to express **strong opposition to the rezoning variance outlined in PUD Case Number 1813** for the following reasons: a) PUD-1813 is "spot-zoning" and inconsistent with the surrounding residential S1 zoned-neighborhood; b) a variance will severely alter the essential character of the community negatively impacting all property owners' rights to usage and enjoyment; safety and health; and quality of life; c) has already and will continue to adversely impact all surrounding neighbors' property values; d) **is opposed by an overwhelming majority of property owners within 300 feet who have been irreparably harmed by Mr. Taylor's repeated and ongoing violations of multiple Municipal Codes that the City should enforce**, including but not limited to the illegal operation of a business in a residential area for several years; allowing junk and debris to be dumped on the property; tall weeds and grass; inoperable vehicles; curb side trash collection violations; destruction of other residents' property; toxic burning; noise pollution; rodent infestation; and many other infractions. **To our knowledge there is not even one property owner in support of Mr. Taylor's PUD-1813.**

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Sincerely,

SIGNATURE: Jeanie Jackson

DATE: 3-26, 2021

RE: **OBJECTION TO CASE NUMBER: PUD-1813**
ADDRESS: 10317 Hassett St. APPLICANT: Charles Taylor III
TO: Planning Commission HEARING DATE: April 8, 2021

FROM: Genevieve D. Calhoun Rev. Trust
7.32 acres and 10 acres directly across Hassett Road within 300 feet

Dear Planning Commission Members:

I, Coral N. Witcher, am an heir, family member, and/or owner of the aforementioned properties in our family's estate the Genevieve D. Calhoun Rev. Trust. **Our properties are located within 300 feet and directly across Hassett Street from the property subject to this PUD request.**

I submit this letter to express **strong opposition to the rezoning variance outlined in PUD Case Number 1813** for the following reasons: a) PUD-1813 is "spot-zoning" and inconsistent with the surrounding residential S1 zoned-neighborhood; b) a variance will severely alter the essential character of the community negatively impacting all property owners' rights to usage and enjoyment; safety and health; and quality of life; c) has already and will continue to adversely impact all surrounding neighbors' property values; d) **is opposed by an overwhelming majority of property owners within 300 feet who have been irreparably harmed by Mr. Taylor's repeated and ongoing violations of multiple Municipal Codes that the City should enforce**, including but not limited to the illegal operation of a business in a residential area for several years; allowing junk and debris to be dumped on the property; tall weeds and grass; inoperable vehicles; curb side trash collection violations; destruction of other residents' property; toxic burning; noise pollution; rodent infestation; and many other infractions. **To our knowledge there is not even one property owner in support of Mr. Taylor's PUD-1813.**

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Sincerely,

SIGNATURE: Coral N. Witcher

DATE: 3-26-2021

RE: **OBJECTION TO CASE NUMBER: PUD-1813**
ADDRESS: 10317 Hassett St. APPLICANT: Charles Taylor III
TO: Planning Commission HEARING DATE: April 8, 2021

FROM: Genevieve D. Calhoun Rev. Trust
7.32 acres and 10 acres directly across Hassett Road within 300 feet

Dear Planning Commission Members:

I, Ashley Jackson Isaacs, am an heir, family member, and/or owner of the aforementioned properties in our family's estate the Genevieve D. Calhoun Rev. Trust. **Our properties are located within 300 feet and directly across Hassett Street from the property subject to this PUD request.**

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Sincerely,

SIGNATURE: Ashley Jackson Isaacs DATE: March 26, 2021

RE: **OBJECTION TO CASE NUMBER: PUD-1813**
ADDRESS: 10317 Hassett St. APPLICANT: Charles Taylor III
TO: Planning Commission HEARING DATE: April 8, 2021

FROM: Genevieve D. Calhoun Rev. Trust
7.32 acres and 10 acres directly across Hassett Road within 300 feet

Dear Planning Commission Members:

I, Shila Jackson Short, am an heir, family member, and/or owner of the aforementioned properties in our family's estate the Genevieve D. Calhoun Rev. Trust. **Our properties are located within 300 feet and directly across Hassett Street from the property subject to this PUD request.**

I submit this letter to express **strong opposition to the rezoning variance outlined in PUD Case Number 1813** for the following reasons: a) PUD-1813 is "spot-zoning" and inconsistent with the surrounding residential S1 zoned-neighborhood; b) a variance will severely alter the essential character of the community negatively impacting all property owners' rights to usage and enjoyment; safety and health; and quality of life; c) has already and will continue to adversely impact all surrounding neighbors' property values; d) **is opposed by an overwhelming majority of property owners within 300 feet who have been irreparably harmed by Mr. Taylor's repeated and ongoing violations of multiple Municipal Codes that the City should enforce**, including but not limited to the illegal operation of a business in a residential area for several years; allowing junk and debris to be dumped on the property; tall weeds and grass; inoperable vehicles; curb side trash collection violations; destruction of other residents' property; toxic burning; noise pollution; rodent infestation; and many other infractions. **To our knowledge there is not even one property owner in support of Mr. Taylor's PUD-1813.**

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Sincerely,

SIGNATURE:

Shila Jackson Short

DATE:

3-26-21

RE: **OBJECTION TO CASE NUMBER: PUD-1813**
ADDRESS: 10317 Hassett St. APPLICANT: Charles Taylor III
TO: Planning Commission HEARING DATE: April 8, 2021

FROM: Genevieve D. Calhoun Rev. Trust
7.32 acres and 10 acres directly across Hassett Road within 300 feet

Dear Planning Commission Members:

I, Kristin Grubbs, am an heir, family member, and/or owner of the aforementioned properties in our family's estate the Genevieve D. Calhoun Rev. Trust. **Our properties are located within 300 feet and directly across Hassett Street from the property subject to this PUD request.**

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Sincerely,

SIGNATURE:

Kristin Grubbs

DATE:

3-25-21