

Subdivisionandzoning

From: Barney Kaminsky <BarnKam@hotmail.com>
Sent: Thursday, April 1, 2021 11:17 AM
To: Subdivisionandzoning
Cc: Ward7; camalpennington@gmail.com
Subject: Objections PUD 1813
Attachments: PUD-1813 GoogleEarth.docx

Oklahoma City Planning Commission April 1, 2021
C/O: OKC Development Services Dept.

Please consider my objections to approval of PUD # 1813 for 10317 N. Hassett Rd by Charles Taylor.

I live on 100th Street directly south of the proposed area, just over 600 feet from the rezoning. Looking north from my front yard I can see accumulated piles of trash and debris at his property line. The prevalent wind is from the north so on most days I hear machinery noise, when burning has occurred I smell the smoke and even occasionally get some flying ash residue. Commercial trucks and trailers now speed past my house irregularly but not infrequently carrying tree debris and large volumes of chipped tree limbs to unload "wood" to be processed. Most of the tree scraps are too small to be usable for firewood sales, the property doubles as a land-fill dump for independent tree trimmers who can unload their waste if they donate limbs for firewood. They too are skirting the law.

As the PUD application states this is a residential neighborhood, the property has nothing but "R" surrounding and touching its boundaries. Oklahoma City resident landowners live here, the lots are large and mostly very well kept (please see the attachment taken from Google Earth. What the Taylors have created here is an illegal unregulated commercial landfill in the middle of a section that is residential or private horse ranches except for on the section line roads where commercially zoned legal businesses operate. There is no commercial zoning in any direction of this property within one-half mile. NONE!

I feel there are three key points to be considered:

1. This rezoning to commercial within and adjacent to 100% established residential "R" zoning is wrong.
2. This isn't just "commercial" business zoning the Taylors are asking for. It has a heavy component of industrial with the many hours of quite loud sawing, earth moving equipment, truck traffic, wood chipping and log splitting. They aren't just putting in a quiet residential related business, office, or professional operation, this is more of a manufacturing work facility. It is NOT agricultural in nature.
3. If the PUD is allowed there really will be no functional ability to inspect and enforce what this operation could be transformed into. Mr Taylor has demonstrated time-and-again over the past ten years that he has no qualms about evading compliance of established city regulations, the Taylors are experts at this. The past two months of "clean-up" has to be seen for the cosmetic nature of patching together a delay and smoke screen. He's probably just buried the old tires and 55 gallon drums within

the piles of wood chips he's building berms out of. If we are honest with ourselves we must admit that if he were to obtain this variance it would be impossible to contain his future activity at this location.

If the Taylors would simply put their energy and money into locating this business where it is legally compliant there would not be any problem. Most of these existing adjacent homes were here long before he purchased this property. Many of the current residents and their families have lived here prior to the Taylors purchasing their land, they knew the zoning and land use here before they purchase.

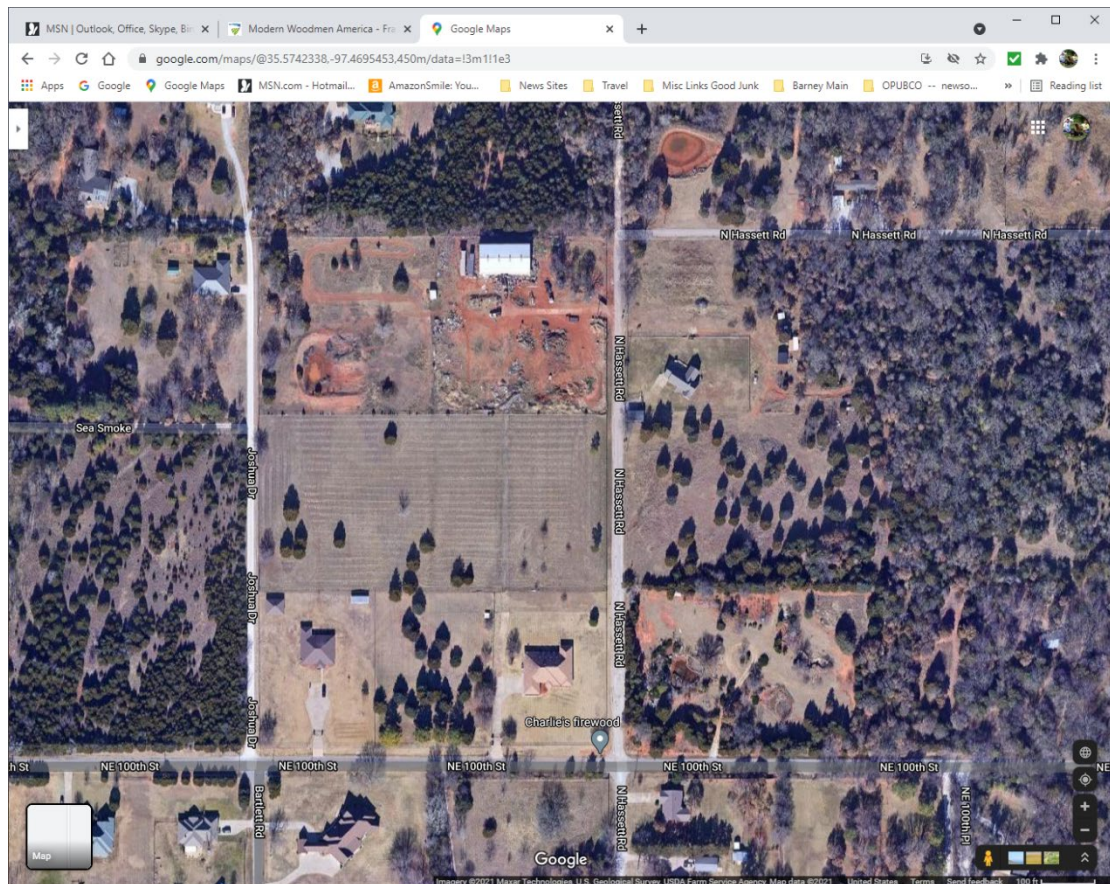
It's past due time for the city to stand up and enforce the laws upon the Taylors. It is time to deny this PUD request and protect this neighborhood of single family residences. There is no reason to allow this PUD. It is time to move on and for all of us to be legal law abiding neighbors and citizens of Oklahoma City,

Barney Kaminsky
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Attachments: Overhead view

cc: SubDivisionZoning@OKC.Gov, Ms. Niki Nice, Mr. Camal Pennington J.D.

<https://www.google.com/maps/@35.5754147,-97.4702735,225m/data=!3m1!1e3>



Page below is expanded view...

