

May 25, 2023

CDD Holdings, LLC

Physical Addresses affected:

411 NW 5th, 411 ½ NW 5th & 413 NW 5th

Oklahoma City, OK 73102

City of Oklahoma City

c/o Downtown Design Committee

Planning & Zoning Commission

Re: Case No: SPUD-1535

Rezoning Application: The Dog House OKC, Inc.

415 NW 5th Steet, Oklahoma City, OK 73102

Subject: STRONG Opposition to Dog Kennel Application: SPUD-1535

Dear Members of the Downtown Design Committee/Planning and Zoning Commission,

I hope this letter finds you in good health and high spirits. I am writing to express my STRONG opposition to the proposed dog kennel application SPUD-1535 in Oklahoma City. As a concerned building owner and residential property owner, I passionately believe that granting permission for such a facility would have adverse effects on the community, specifically in terms of noise and odor pollution. The Dog House OKC, Inc. is currently operating outside of the city approved permitting. Additionally, I would like to emphasize the significant financial losses I have incurred due to the negative impact on rental income from adjoining properties.

First and foremost, I wish to address the issue of noise disturbance. Dog kennels are known to generate considerable noise levels, especially when housing multiple animals in close proximity. The incessant barking and howling is disrupting the tranquility and peace of our neighborhood. This disturbance is not limited to daytime hours but extends well into the evenings and overnight hours, thereby adversely affecting the quality of life for residents in the vicinity.

Furthermore, the dog kennel poses a serious concern regarding the olfactory environment. The accumulation of animal waste and the inherent odors associated with such facilities is currently creating an unpleasant and persistent stench that permeates the air, making it difficult for nearby residents to enjoy their homes and outdoor spaces. The resulting offensive odor not only degrades the overall ambiance of the area, but also has the potential to negatively impact property values and deter potential investors and tenants from considering our community.

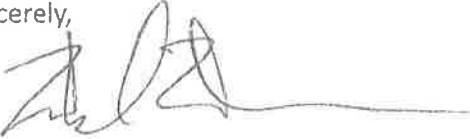
In addition to the adverse impact on the general living conditions, I have experienced firsthand the detrimental effects of noise and smell pollution on my rental properties that adjoin the existing dog kennels. As a building owner of office, warehouse, and residential space that adjoins the Dog House OKC, I have witnessed a noticeable decline in occupancy rates, leading to significant financial losses. Prospective tenants are deterred by the prospect of working or residing next door to a facility that emits excessive noise and unpleasant odors. The negative reputation associated with such an establishment undermines the attractiveness of our neighborhood for businesses and residents alike.

While I understand the importance of supporting responsible pet ownership and accommodating the needs of animal-related businesses, I firmly believe that the dog kennel that is currently operating in a non-compliance status is not suitable for the current location due to its proximity to residential and commercial properties. It is essential to strike a balance between the welfare of our community members and the rights of pet owners and business operators.

Therefore, I respectfully request that the Planning and Zoning Commission carefully considers the concerns raised by the residents and building owners of the affected area and denies the dog kennel application SPUD-1535. By doing so, you would demonstrate a commitment to preserving the livability, peace, and economic viability of our community.

Thank you for your attention to this matter. I trust that you will carefully evaluate the potential negative impact on our neighborhood and make a well-informed decision that prioritizes the best interests of the community as a whole. Should you require any further information or clarification, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Daryl Davis', with a long horizontal flourish extending to the right.

Daryl Davis, Property Owner
CDD Holdings, LLC
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Edmond, OK 73012
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580-399-3701