

Kimberly Baxter
2132 Oakside Dr.
Norman, OK. 73071

January 5, 2012

City of Norman
Planning Commission
201 West Gray, Bldg. A
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-6-12 *TK*

Dear Sirs and Madams:

I am preparing this letter to formally protest the re-zoning of the property located at the Northwest corner of Oakhurst at Inhoff. This tract is currently zoned Co, Suburban Office Commercial District to act as a buffer between the existing Oakhurst neighborhood to the North and Hitachi to the South. There are currently 2 office buildings on this property and I believe it needs to remain zoned as is.

The proposed re-zoning to Mixed use Designation and FUD would have a harmful impact to the residents who live in the Oakhurst neighborhood to the north and reduce the quality of their lives. Apartment complexes have inherent problems such as increased traffic, noise, light, crime, vandalism and litter because apartments dwellers generally rent for the short term. Also, apartment complexes bring down the property value of the surrounding area because of the above stated reasons and make it harder for residents of the surrounding neighborhood to sell their property. Would you buy a house with a two-three story apartment complex 6-10 feet off the property line? Would you choose to have one go in behind you in order for the developer to be able to sell his property?

There are currently three apartment complexes already located in this neighborhood and 2 student housing complexes 2/3 of a mile to the West of this neighborhood. In what way would adding another apartment complex to this neighborhood be beneficial to residents of the Oakhurst neighborhood?

I trust the City leaders to make the right decision concerning this re-zoning request. Norman should continue to be thought of as a forward thinking community that balances the needs of businesses as well as its citizens and voting against the re-zoning would reflect that and show that Norman continues to value its neighborhoods and their residents.

Sincerely,

Kimberly Baxter

RECEIVED
JAN 06 2012

Development Services
Division

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-6-12

Jan. 4, 2012

To Whom It May Concern:

We are writing this letter in protest of the proposed rezoning of the area on the northwest corner of Amhoff Road and Oakhurst Avenue. Our property at 1922 Oakcreek Drive is adjacent to this area.

Some strong concerns that we have are: the additional amount of traffic that will be added to the already congested streets and intersections in this area, as there are already other large apartment complexes, offices, and businesses here; the detrimental drop in our property value due to construction of such rental properties; and last, but not least, the natural creek (forest area) view behind our property will be diminished.


We are strongly opposed to the rezoning of this area.

Sincerely,

Bob and Debbie Rollins
Concerned Citizens and Property Owners
1922 Oakcreek Dr., Norman

HITACHI

Inspire the Next

 Hitachi Computer Products (America), Inc.
Oklahoma Manufacturing Division
1800 E. Imhoff Road, Norman, OK 73071-1202
Tel: (405) 360-5500 Fax: (405) 573-1226

January 9, 2012

City Clerk, City of Norman
201 West Gray, Bldg A
Norman, OK, 73069

Greetings.

This letter formally protests the rezoning of the property at the Northwest corner of the intersection of East Imhoff Road and Oakhurst Avenue from current CO (Suburban Office Commercial District) to PUD (Planned Unit Development District).

The current proposal which adds residential apartments close to Hitachi Computer Products (America), Inc. (HICAM) raises concerns for increased security risk. HICAM perceives the security risk to be greatest at night. Commercial Offices might promote higher population and traffic during the day, but residential apartments present the extra people and traffic at night.

HICAM would view the rezoning as more acceptable if HICAM's facility were fully fenced and gated, but that is not currently the case.

HICAM has experienced recent incidents that would likely increase if there were more nearby apartments.

- Cars driving fast on access loop around the building
- Cars spinning tires and doing "donuts" in parking lot
- Bus and limousine parking in HICAM lot waiting to pickup passengers at apartments
- Individuals parking to borrow wireless internet access
- Break-in to employee vehicles

Going forward, HICAM fears that nearby residents will complain about noise from truck traffic which is forecasted to continually increase.

HICAM's site selection was based on the property across the road being commercial, not residential.

HICAM believes that the developers have made sincere efforts to design the development to be visually pleasing and less intrusive to HICAM's operations. The inclusion of apartments, however, will increase security risk for HICAM, and that will increase HICAM's cost by forcing HICAM to install fencing. HICAM's position is that CO zoning remains the best choice for this property.

Thank you for considering these views.

Sincerely,



Allen Ahlert
Director, Manufacturing Engineering

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12 *DM*

Peter A. and Betty E Douglas
2014 Oakcreek Dr.
Norman, OK 73071

Norman City Planning Commission
201-A Cherry Street
P. O. Box 370
Norman, OK 73070

Protest Rezoning Request
NW Corner Oakhurst & Imhoff

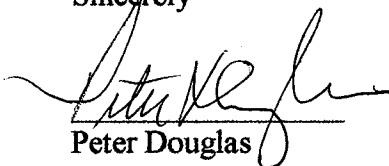
As a resident living within 350 feet of the proposed zoning change, we wish to protest said changes. We have been residents of this area since 1992. In spite of the growth of the community the south end of the Oakhurst addition has remained a relatively serene and quiet neighborhood. As a sign of community growth the city has installed several traffic circles and numerous speed bumps to slow the traffic down. While helping it has certainly not solved the problem of noise and excessive traffic. I would expect that the request would include an entrance on Oakhurst Dr. Our property includes a 6 feet high chain link fence which would have clear sight to for all traffic and occupants.

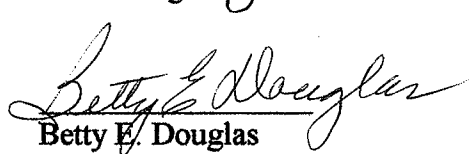
In the past some of the property has been cleared revealing terrain that is difficult to drain and susceptible to standing pool providing habitat for mosquitos and other creatures that need a wet environment.

Wuth an entrance on Oakhurst traffic choices would be to use Oakhurst as a shortcut to Lindsay ST rather than Imhoff to 12th SE there is a traffic problem already Environmentally twice each y ear a flock of Canadian Geese use the property and that of Hitachi to the south as overnight stops on their North and South Migration.

We respectfully request that the planning commission exercise sound judgement in denying the request for zoning changes.

Sincerely

 1/5/12
Peter Douglas

 1/5/2012
Betty E. Douglas

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12 *GM*

Dear Norman City Council

I am writing this letter to protest the recent rezoning request made by RCB Bank, owner of the land south of the Oakhurst edition. RCB Bank has requested amendment of the Norman 2025 Land Use and Transportation Plan from Office Designation to Mixed Use District, to PUD, Planned Unit Development District, for property generally located at the northwest corner of Imhoff Road and Oakhurst Avenue. RCB Bank is planning to turn this land into a 3 story apartment complex which would overlook the tops of many 1 story homes in Oakhurst. This complex will significantly lower the property value for many families within this neighborhood at a time when the housing markets are still recovering and families are relying on their homes value more than ever.

I truly think this is a bad idea. Not only will this have a significant financial affect to many households within the community but it will also affect the privacy of many homeowners backing up to the field. Every one of the homes backing up to the proposed complex are 1 story homes and to have a 3 story apartment complex hovering over their homes and yards will completely destroy any privacy they now have.

Please reconsider your decision and the effects it will have on the local community of Oakhurst.

Sincerely,

Devin Grunder
1913 Oakcreek Dr
Norman, OK 73071

1-405-306-2829



FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12 *MG*

PETITION OF PROTEST

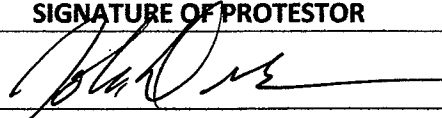
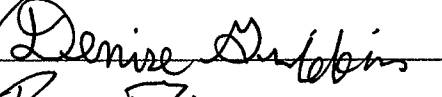
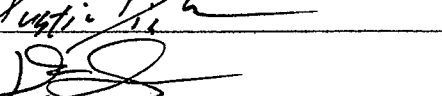
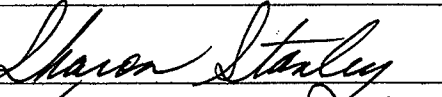
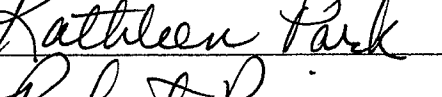
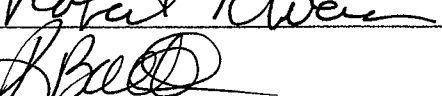
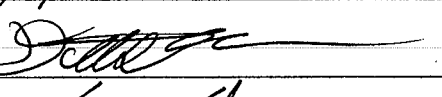
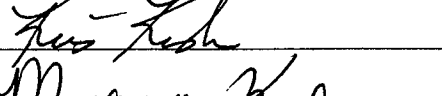
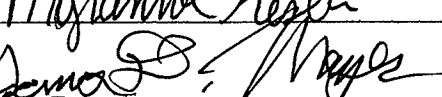

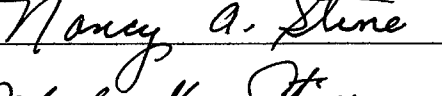

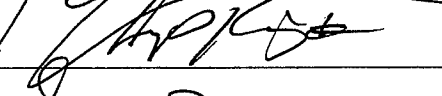

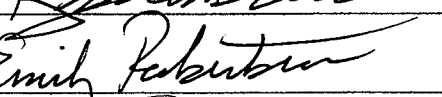
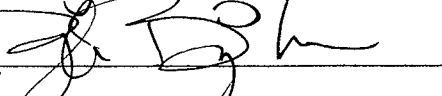

We, the under signed, protest the request by RCB Bank for rezoning from the current C-O designation to PUD designation, to allow for the development of a 150 unit apartment complex, of the western side of the 16.44 acres of land at the northwest corner Oakhurst Avenue and East Imhoff Road in the city of Norman, OK.

NAME OF PROTESTER	ADDRESS OF PROTESTER	SIGNATURE OF PROTESTOR
Irwin Bingham	2001 OakCreek Drive	Irwin D. Bingham
Rodger Gilchrist	2005 Oak Creek Dr	Rodger Gilchrist
Jim Meeks	1926 Oak Creek Dr	Jim Meeks
Judy Meeks	1926 Oak Creek Dr	Judy Meeks
Andrew Marsh	2013 Oakcreek Drive	Andrew Marsh
David Glaze	2006 Oakcreek Dr.	David Glaze
Twyla Fields	1917 Oakcreek Dr	Twyla D. Fields
MELISSA BURLETTE	2128 OAKSIDE DR	Melissa Burlette
Linda Lemke	2100 Oakvista	L. Lemke
Calvin Lemke	2100 OAKVISTA CIR	Calvin Lemke
Felina Rivera Brown	2112 Oak Vista Cir.	Felina Rivera Brown
Whomie Stafford	2104 Whiteoak Cir	Whomie Stafford
Grager Gardner	2116 Whiteoak Cir	Grager Gardner
Thomas Stafford	2108 Whiteoak Cir	Th. Stafford
Amber Sherrill	same ↑	Amber Sherrill
MICHAEL D GARDNER	2116 whiteoak circle	Michael D Gardner
DAVE ANDERSON	2117 white oak cir	Dave Anderson
Jon Hughes	2014 Oakmeadows Dr	Jon Hughes
Leota Mahow	1906 OAKMEADOWS DR.	Leota Mahow
Carolyn Back	1906 OAKMEADOWS DR	CAROLYN BACK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

PETITION OF PROTEST

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NAME OF PROTESTER	ADDRESS OF PROTESTER	SIGNATURE OF PROTESTOR
John D. Griffin	2002 Oakcreek	
Denise Griffin	2002 Oakcreek	
Dustin Bingham	2001 Oakcreek	
Devlin Gruber	1913 Oakcreek Dr	
Sharon Stanley	1910 Oakcreek Dr	
Kathleen Park	1901 Oakcreek	
ROBERT RIVERA	1808 OAKCREEK	
Humbely Baxta	2132 Oaksides Dr	
Dustin Nunn	2132 Oaksides Dr	
Kris Kesler	2124 Oaksides Dr	
Myranna Kesler	2124 Oaksides Dr.	
James D. Mayer	1812 Oakcreek Dr.	
DR. NORM PARK	1901 OAKCREEK DR.	
Nancy A. Stine	1815 Oakcreek Dr.	
Joseph G. Stine	1815 Oakcreek Dr	
KASSITY KING	1905 Oakcreek Dr	
Arthur P. King II	1905 Oakcreek Dr	
Steven Collins	1816 Oakcreek Dr	
RAY + DONNA RUTLEDGE	1909 OAKCREEK DR	
Emily Robertson	1919 Oakcreek Dr	
Dayla Bingham	1807 Oakcreek Dr	

PETITION OF PROTEST

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NAME OF PROTESTER	ADDRESS OF PROTESTER	SIGNATURE OF PROTESTOR
Boris Lieberman	1820 Oakcreek Dr	Boris Lieberman
Judith M Coughlin	2119 Oakeside Dr	Judith M Coughlin
Donna	2116 OAKSIDE DR	Donna
Velma Knight	1816 Oakmeadows DR	Velma Knight
John Smith	1817 Oakmeadow Dr.	John Smith
DAVID WEISS	1816 OAKMEADOWS DR	David Weiss
Julie Berry	1817 Oak Meadows Dr.	Julie Berry
Don Carver	1918 Oakmeadows	Don Carver
Matt Campbell	1921 Oakmeadows Dr	Matt Campbell
Anna Campbell	1921 Oakmeadows Dr	Anna Campbell
Debra McQueen	1922 Oakmeadows Dr	Debra McQueen
Jan V Dax	2018 oakmeadows	Jan V Dax
Cindy Baker	2017 Oakcreek Dr.	Cindy Baker
DAMEL BAKER	2017 OAKCREEK DR.	DAMEL BAKER
Peter Douglas	2017 Oakcreek Dr	Peter Douglas
Pattipeg Harjo	1808 Oakcreek Dr.	Pattipeg Harjo
Ruth Mojica	1918 Oakcreek Dr	Ruth Mojica
Eugene Hilderbrandt	1918 Oakcreek Dr.	EUGENE HILDEBRANDT
Bobby Rollins	1922 OAKCREEK DR	Bobby Rollins
Debbie Rollins	1922 Oakcreek Dr.	Debbie Rollins
Dale Swain	1925 OAKCREEK DR	Dale Swain

PETITION OF PROTEST

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NAME OF PROTESTER	ADDRESS OF PROTESTER	SIGNATURE OF PROTESTOR
Dorena Dee Fisher	1520 Oakcliff Rd	D Fisher
Connie Armstrong	1819 Rolling Stone Dr.	Connie Armstrong
Joyce Collard	1820 Oakhill Dr.	J. Collard
Nancy Hogue	1612 Rolling Stone	NANCY HOGUE
William C. Smith	1718 Oakcliff Rd.	William C. Smith
Mania G. Alexander	1922 Oakhill Dr.	Mania G. Alexander
April Minson	1525 Oakhurst Ave	April Minson
Tanya M. Szafanski	2019 Allenhurst Street	Tanya M. Szafanski
Lance Stebb	2019 Allenhurst Street	Lance Stebb
FILED IN THE OFFICE OF THE CITY CLERK ON <u>1-9-12</u>		

City of Norman Planning Commission

This is a formal protest to the request of RCB Bank for rezoning from the current CO designation to PUD for the tract of land at the northwest corner of Oakhurst Avenue and East Imhoff Road (subject tract).

This protest is based on the following items:

1. The current rezoning request is similar to one made by Oklahoma Development Group at the April 10, 2003 Planning Commission meeting. The Planning Commission unanimously recommended denying that request. Most members stated the current zoning designation, CO, offers the best buffer between the Hitachi plant to the south and the Oakhurst neighborhood to the north.
2. If a 148 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes at the south end of the Oakhurst neighborhood will decline.
3. The increase in automobile traffic due to this development would represent an undue burden to all the neighboring properties to the subject tract.
4. The Oakhurst neighborhood already has three apartment complexes located within it. In addition, two new complexes have been built nearby (around the intersection of Imhoff and Classen). We are becoming a little apartment community! We do not want any more apartments in our area. Enough is enough!
5. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful Oakhurst neighborhood. Because of the transient lifestyle apartment dwellers live they do not have the same investment in a neighborhood that homeowners do.

I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Connie Armstrong

Name of Protestor (please print)

1819 Rolling Stone Drive

Address of Protestor (please print)

Connie Armstrong

Signature of Protestor

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-6-12

1-5-2012

Date

I moved into the Oakhurst neighborhood in 2003. I use the term neighborhood lightly. I feel like I live in "The Hood." I've seen drug deals, had two dogs poisoned, and just last week heard gunshots near my house. We don't need any new apartments, we need to eliminate some that are already there such as Dutch Hollows. →

City of Norman Planning Commission

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I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

James D. Mayer

Name of Protestor (please print)

1812 Oakcreek Drive

Address of Protestor (please print)

James D. Mayer

Signature of Protestor

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

January 9, 2012

Date

City of Norman Planning Commission

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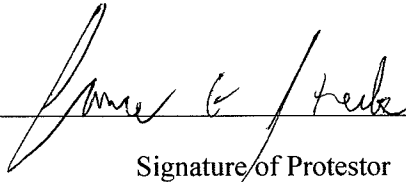
I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Lance Steele

Name of Protestor (please print)

2019 Allenhurst Street

Address of Protestor (please print)



Signature of Protestor

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OF THE CITY CLERK
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1/9/12

Date

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5. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful Oakhurst neighborhood. Because of the transient lifestyle apartment dwellers live they do not have the same investment in a neighborhood that homeowners do.

I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Tanya M. Szafranski

Name of Protestor (please print)

2019 Allenhurst Street

Address of Protestor (please print)

Tanya M. Szafranski

Signature of Protestor

9 January 2012

Date

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City of Norman Planning Commission

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I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

April Minson

Name of Protestor (please print)

1525 Oakhurst Ave Norman OK
73071

Address of Protestor (please print)

April Minson

Signature of Protestor

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1-9-12

Date

City of Norman Planning Commission,

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2. I seem to recall that a few years ago that the City was reluctant to do PUDs or zoning changes without a current buyer for the property as in this situation.
3. Oakhurst is a residential area where people of all ages live and many are older citizens that are retired and plan to stay here.
4. I don't want to see the continuation of these projects spreading all the way east to 24th, especially in relation to the new elementary school, as traffic also will be increased on 24th SE and all roads leading to it.
5. If a 148 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes in Oakhurst neighborhood will decline.
6. The increase in automobile traffic due to this development would represent an undue burden to all the neighboring properties to the subject tract. This many apartment renters will add more to the traffic than an office complex as their trips are more often and include night time.
7. The Oakhurst neighborhood already has three apartment complexes located within it. In addition, two new complexes have been built nearby (near and at the intersection of Imhoff and Classen). We are becoming a little apartment community. We do not want any more apartments in our area. Enough is enough.
8. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful Oakhurst neighborhood. Because of the transient lifestyle apartment dwellers live, they do not have the same investment in a neighborhood as do single-family residents.
9. I would not have purchased my property 20 years had I known that the zoning could be changed so drastically. I personally know 30+ residents who have lived in Oakhurst for at least 40 years and look forward to the protections that the current zoning has as they continue to stay in their homes.

I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Joyce Collard
Name of Protester (please print)

Joyce Collard
Signature of Protester

1820 Oakhill Dr.
Address of Protester (please print)

January 9, 2012
Date

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City of Norman Planning Commission

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4. The Oakhurst neighborhood already has three apartment complexes located within it. In addition, two new complexes have been built nearby (around the intersection of Imhoff and Classen). We are becoming a little apartment community! We do not want any more apartments in our area. Enough is enough!
5. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful Oakhurst neighborhood. Because of the transient lifestyle apartment dwellers live they do not have the same investment in a neighborhood that homeowners do.

I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Maria G. Alexander

Name of Protestor (please print)

1922 Oakhill Dr.

Address of Protestor (please print)

Maria G. Alexander

Signature of Protestor

Jan 9, 2012

Date

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

This is a formal protest to the request of RCB Bank for rezoning from the current CO designation to PUD for the tract of land at the northwest corner of Oakhurst Avenue and East Imhoff Road (subject tract).

This protest is based on the following items:

1. The current rezoning request is similar to one made by Oklahoma Development Group at the April 10, 2003 Planning Commission meeting. The Planning Commission unanimously recommended denying that request. Most members stated the current zoning designation, CO, offers the best buffer between the Hitachi plant to the south and the Oakhurst neighborhood to the north.
2. If a 148 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes at the south end of the Oakhurst neighborhood will decline.
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I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Dee Fisher

Name of Protestor (please print)

1520 Oakcliff Rd

Address of Protestor (please print)

Dee Fisher

Signature of Protestor

1-9-12

Date

There are over 1,000 residents in the apartments on the corner of Imhoff and Classen. Hitachi has over 400 employees that also drive on Imhoff. We do not want the additional traffic more apartments would bring. We already have a great deal of rental property in the Oakhurst addition which has lowered our property values and increased crime. We do NOT want any more apartments.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

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I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

William C. Smith

Name of Protestor (please print)

1718 Oakcliff Rd

Address of Protestor (please print)

William C Smith

Signature of Protestor

1-9-2012

Date

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

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2. If a 148 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes at the south end of the Oakhurst neighborhood will decline.
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5. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful Oakhurst neighborhood. Because of the transient lifestyle apartment dwellers live they do not have the same investment in a neighborhood that homeowners do.

I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Susan Craig

Name of Protestor (please print)

1926 Oakhill Drive
Norman, OK 73071

Address of Protestor (please print)

Susan Craig 1/7/10

Signature of Protestor

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

This is a formal protest to the request of RCB Bank for rezoning from the current CO designation to PUD for the tract of land at the northwest corner of Oakhurst Avenue and East Imhoff Road (subject tract).

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I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Nancy Hogue

Name of Protestor (please print)

1612 Rolling Stone Drive

Address of Protestor (please print)

Nancy Hogue

Signature of Protestor

January 8, 2012

Date

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

This is a formal protest to the request of RCB Bank for rezoning from the current CO designation to PUD for the tract of land at the northwest corner of Oakhurst Avenue and East Imhoff Road (subject tract).

This protest is based on the following items:

1. The current rezoning request is similar to one made by Oklahoma Development Group at the April 10, 2003 Planning Commission meeting. The Planning Commission unanimously recommended denying that request. Most members stated the current zoning designation, CO, offers the best buffer between the Hitachi plant to the south and the Oakhurst neighborhood to the north.
2. If a 148 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes at the south end of the Oakhurst neighborhood will decline.
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5. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful Oakhurst neighborhood. Because of the transient lifestyle apartment dwellers live they do not have the same investment in a neighborhood that homeowners do.

I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Helen A. Patrick

Name of Protestor (please print)

1812 Elmhurst Dr, Norman 73071

Address of Protestor (please print)

Helen A. Patrick

Signature of Protestor

Jan 6, 2012

Date

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

This is a formal protest to the request of RCB Bank for rezoning from the current CO designation to PUD for the tract of land at the northwest corner of Oakhurst Avenue and East Imhoff Road (subject tract).

This protest is based on the following items:

1. The current rezoning request is similar to one made by Oklahoma Development Group at the April 10, 2003 Planning Commission meeting. The Planning Commission unanimously recommended denying that request. Most members stated the current zoning designation, CO, offers the best buffer between the Hitachi plant to the south and the Oakhurst neighborhood to the north.
2. If a 148 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes at the south end of the Oakhurst neighborhood will decline.
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I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

ALWISON H. PATRICK

Name of Protestor (please print)

1812 ELMHURST DR NORMAN 73071

Address of Protestor (please print)

Alwison H. Patrick

Signature of Protestor

6 January 2012

Date

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12

City of Norman Planning Commission

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1. The current rezoning request is similar to one made by Oklahoma Development Group at the April 10, 2003 Planning Commission meeting. The Planning Commission unanimously recommended to deny that request. Most members stated the current zoning designation, CO, offers the best buffer between the Hitachi plant to the south and the Oakhurst neighborhood to the north.
2. If a 150 unit apartment complex (as proposed in the preliminary plat) is constructed on the subject tract then the market values of the homes at the south end of the Oakhurst neighborhood will decline.
3. The increase in automobile traffic due to this development would represent an undue burden to all the neighboring properties to the subject tract.
4. The Oakhurst neighborhood already has three apartment complexes located within it. In addition, two new complexes have been built nearby (around the intersection of Imhoff and Classen). We are becoming a little apartment community! We do not want any more apartments in our area. Enough is enough!
5. Apartment dwellers in Norman tend to be college-aged students and thus live a lifestyle that tends to conflict with the quiet, peaceful OAKHURST NEIGHBORHOOD. Because of the transient lifestyle apartment dwellers live they do not have the same investment in a neighborhood that homeowners do.

I respectfully urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

Sharon Collins

Name of Protestor (please print)

1314 OAKHURST DRIVE

Address of Protestor (please print)

[Signature]
Signature of Protestor

FILED IN THE OFFICE OF THE CITY CLERK ON 1/9/12

1/9/12
Date

City of Norman Planning Commission

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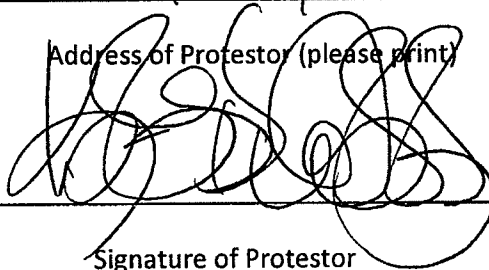
I strongly urge the Planning Commission to recommend to the City Council that this rezoning request be denied.

KRISTIN D. WRIGHT

Name of Protestor (please print)

2108 ALLENHURST, NORMAN, OK 73071

Address of Protestor (please print)



Signature of Protestor

1/9/12

Date

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-9-12 