

Mariëlle Hoefnagels
Doug Gaffin
425 Elm Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

May 5, 2020

City of Norman Planning Commission
201 West Gray
Norman, OK 73069

To Whom It May Concern:

We are writing to express our concern about the hotel proposed for 542/534 S. University Blvd. While we believe that, in principle, a hotel would be a good addition to the Campus Corner area, we strongly object to the request to build the hotel to its proposed height of five stories (four plus mezzanine) and 58 feet tall.

The Center City Form-Based Code was adopted less than one year ago, in July 2019. Section 403, which applies to the address in question, specifically says:

Building Height

3. In all other locations, the building shall be no greater than:
c. 4 stories and 58 feet along the east side of University Boulevard and west side of Buchanan Avenue, or 3 stories and 46 feet along the west side of University Boulevard.

If the property owners are allowed to rezone the property before the Code is even one year old, what does that say about the Code's overall utility? And how will the City be able to stop other property owners along the west side of University from requesting rezoning of their own, producing a wall of tall buildings where there was never intended to be one?

Property owners and residents on Toberman and on the east side of Park Ave. will be strongly and unfairly impacted by a decision to allow the property owner at 542/534 University to proceed as proposed. We therefore believe that the owners should redesign the hotel so that it complies with the code's requirements.

Thank you for considering our input.

Sincerely,



Mariëlle Hoefnagels



Doug Gaffin

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing in opposition to the plan being presented for a five story hotel to be built at 542 and 534 S. University Boulevard. While we are not in favor of a hotel of any description at this location in our neighborhood, we do understand that Center City Form Based Code allows such land use within the restrictions of the existing code. Therefore, our objections are based on the exceptions to the existing code requested by the developer.

A hotel at this location will inevitably increase traffic, noise and light pollution in the neighborhood, and allowing two addition floors beyond what is allowed by code will only increase the disruption. Traffic is particularly important on Toberman Drive, a narrow street with one-way (to the west) traffic to Elm Avenue. Although the street is well marked, it is not uncommon for drivers to enter Toberman from Elm, going east, to access the First Presbyterian Church parking lot or residences on Toberman. We feel that allowing hotel traffic to exit the parking lot onto Toberman would be an invitation for additional wrong-way use of the street to enter the lot, creating an even bigger issue. If the development is allowed to proceed, we request that the Toberman exit from the parking lot be closed permanently.

Those of us who live on the east side of Park Drive and Elm Avenue will be exposed to greatly increased noise from traffic in the parking lot (engines revving, doors slamming, remote locks chirping, loud stereos, loud conversation), as well as from the patio proposed for the west side of the structure. Parking lot lighting will also negatively impact the east side of Park and Elm. In addition to these issues, allowing five stories will provide additional sight lines to the west, substantially decreasing privacy in backyards on Park Drive and Elm Avenue.

We are also concerned with the possibility of increased storm water runoff from the project. The green spaces in the existing parking lot routinely flood as a result of moderate rainfall. While the hotel footprint would not necessarily decrease if it is kept to three stories, less parking should be required, resulting in more permeable surface.

It has been stated that the proposed development requires five stories in order to be profitable. We respectfully request that, in this case, you put the quality of life of the long-term permanent residents of

the neighborhood before the desire of the developer to make money. If this project cannot be profitable within the constraints of the current zoning requirements, let's hold out until someone proposes one that can. Thank you for your consideration.

Sincerely,

Jayne & Mark Crumpley
423 Elm Ave.
Norman, Oklahoma

A handwritten signature in cursive script that reads "Mark Crumpley". The signature is written in black ink and is positioned below the typed name and address.

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

RE: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

The Boutique Hotel project will have a major impact on our home. We are located on the South East corner of Elm and Toberman. We are separated from the 1st Presbyterian Parking lot by a chain link fence. The back of our home where our bedrooms are located is no more than 50' from the parking lot. The North side of our home is no more than 20' from Toberman. Other than football weekends, no one parks in this area at night. On Thursdays, the only day the thrift store is open, several cars may park behind our home. There is an exit from the parking lot onto Toberman which is supposed to be open only during thrift store hours. Unfortunately during the past year or so, the church has not been closing the gate resulting in many vehicles driving from University Blvd., thru the parking lot and exiting onto Toberman going to Elm or parking at the apartments located on Toberman and the corner of Park Dr. and Toberman. Even though Toberman is one way to the West with very visible signage, vehicles routinely turn down Toberman from Elm to park at the apartments or to enter the parking lot to get to University Blvd.

My questions are:

1. Will the current exit from the parking lot be permanently closed to prevent exiting onto Toberman?
2. The site plan shows most of the parking leased by the hotel located in the back area of the lot. What protections will be put in place to shield us and the other home owners from car lights and from the noise associated with slamming car doors, loud music before the car is turned off, the "chirping" from locking the vehicle and voices when there are multiple people in these cars?
3. What protections will be provided to ensure that lighting will not be intrusive?
4. Who is responsible for these protections? The Hotel who is leasing the spots or the church who owns the lot?

These questions are very important to us. Our bedrooms are located in the back of the house so all of the above will have a major impact on our privacy and quality of life. Our home was built in the early 30's and we have lived here since '93.

Please take our concerns into consideration as you make your recommendation regarding this project.

Sincerely,

A handwritten signature in cursive script that reads "Valerie Mettry". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Valerie J. Mettry
439 Elm Ave.
Norman, Ok 73069

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

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OF THE CITY CLERK
ON 5/11/2020


Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

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The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,


Michelle Secret
owner of 430 Park Dr.

May 8, 2020

City of Norman Planning Commission
201 W. Gray
Norman, Oklahoma 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

RE: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 University Blvd.
Norman, Oklahoma

Dear Commissioners,

My home abuts this project on its North boundary. According to the site plan, the lane running to the loading dock and trash receptacles which runs along side my home shows only a picket fence separating me from the noise of these operations. I have spoken with Scott Lambert, owner, regarding this issue and thought he was going to build a brick wall. In my most recent conversation with him, this does not seem to be true.

The CCFBC seems to provide protection for properties such as mine, under Building Form Standards, Neighborhood Manners, Sec. D,2 in which a garden wall is to be constructed and trees are to be planted.

I have additional concerns regarding lighting and drainage which at this point are not addressed on the site plan.

Due to current conditions, I will not be able to participate in the meeting and hope that you will address my concerns.

Sincerely,



Paul Harris
433 Park Drive
Norman, Oklahoma

May 7, 2020

City of Norman
Planning and Community Development
201 West Gray, Bldg. A
Norman, OK 73070

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/7/2020

RE: Amendment to NORMAN 2025 Land Use and Transportation Plan/Rezoning
534 S. University Blvd. & 542 S. University Blvd.
Norman, OK

To Whom it May Concern;

As affected property owners, we would like to express our complete disgust with the referenced changes. Please consider this letter as our documented protest to this project.

Aside from the obvious concerns of drainage/water runoff, traffic, noise, etc. the effect of a basically 6-story building practically in our backyard will forever change the landscape of Campus Corner and the core university neighborhoods.

Please consider the property owners and how any of you would feel if this proposed development was taking place in your backyard.

Sincerely opposed,

William Sullivan



Paula Sullivan



457 Elm Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/7/2020

542 UNIVERSITY BLVD PROPERTY - BOUTIQUE HOTEL, 4-17-2020

Mitch Baroff, 421 Park Drive. *WMB*

I am upset with this project's proposal of a 5 story, 90 room, restaurant and bar, and other amenities Boutique Hotel. It is adjacent to my neighborhood. We worked for years on the Center City Form Based Code (FBC) district. When we negotiated the new Center City Form Base Code (CCFBC), a compromise was reached, which restricted the property building heights along University Blvd.

This 5 story Hotel is unacceptable. The FBC restricts and requires buildings on the west side of University Blvd. to 3 stories., the East side at 4 stories, and most of Campus Corner at 5 & 6 stories. The 3 story and 46'height is what we agreed upon. This 'NEIGHBORHOOD MANNER' restriction was adopted at the request of the adjoining single family residents on Park and Elm.

There are other issues (conditions) and questions that should be considered and answered, such as:

1. Building height restrictions. NEIGHBORHOOD MANNERS.
2. Architectural character.
3. Parking. Valet parking may be required for off site parking. Parking is a major issue.
4. Site lighting.
5. Mixed use and project intensity, density, and character and the Hotel's special use for a Restaurant and Bar, and other Amenities.
6. Alleys and pedestrian pathways as required by the FBC and the First Presbyterian Church 2005 PUD.
7. Traffic study
8. Storm water requirements and flooding.
9. Site noise related to use, mechanical equipment and dumpsters.
10. Buffer space, set backs are 50', between the Hotel and the neighboring single family homes.
11. Use of the North .4 acre lot. There is no proposal in the application.

I like the rendering, if you eliminate the middle two floors, so the building is 3 stories with basement parking, I would be in support of the project, with conditions.

By my calculations, a 25,000 SF building, by floor, can be built on the site. At 500 GSF per hotel room (the national average is 400 GSF); the building can have 50 rooms per floor, or 100 rooms. That leaves the first floor for other amenities, such as the Bar/Restaurant, Lobby, Meeting Rooms, Hotel services, etc.

Please adhere to the FBC plan and the Neighborhood Manners section of the code. Only 3 story buildings are allowed on the west side of University Blvd. bordering my 100 year old single family neighborhood. Thank you.

Email: park.bhotel@gmail.com Or call: Mitch Baroff at 360-2555. Jayne Crumpley at 321-2563. David

& Joan Koos at 740-4714.

419 PARK DRIVE

421 PARK DRIVE

MITCH BAROFF TRUST, 4-27-20

Wmitch

**FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/29/2020**

City of Norman

5/5/2020

I am the owner of 418 Park Drive. This letter is regarding the planned hotel construction on University Blvd, which is near my property. It is my understanding that Center City Form Base Code restricts property heights along University Blvd, specifically buildings on the west side of University are limited to three stories in height. The proposed hotel is 5 stories (!).

Additionally, parking and drainage is an issue on my block of Park Street. Does the proposed hotel have a plan to address this?

In recent years the "mini dorms" dorms that have sprouted up all over the neighborhood, have a large footprint, and lots of concrete for parking, which has stressed the drainage systems that were not designed for the volume of water that they are now having to handle. I am directly impacted by this as my back yard and shed always flood after a heavy rain. The flooding gets worse further south on Park.

The residents of this neighborhood have worked extremely hard to preserve its integrity and character. Please respect the Center City Form Base Code, regarding the proposed hotels height, drainage plan, and parking.

Best Regards

Jim Chandler

832 690 0062

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

Eugene and Marykay Queener
431 Park Drive
Norman, OK 73069
(972) 672-9008
equeener@earthlink.net
May 6, 2020

Norman Planning Commission
City of Norman
201 West Gray, Bldg. A
P.O. Box 370
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

Dear Norman Planning Commission:

We are homeowners on Park Drive, less than 100 feet from the subject tract covered in case number PD20-09: 542 S. University Blvd and 534 S. University Blvd, and are writing to protest the proposed rezoning and closure of utility easements. We are in favor of re-development of the subject property to be a boutique hotel and do appreciate the improvement over the previous land use (old apartment buildings), however we have several concerns about the proposed development that are out of compliance with the Center City negotiated zoning requirements for properties west of University Avenue.

Our specific objections are as follows:

1. **Proposed building height of 58 feet:** Our property is a two-story residence with only one single story residence between us and the proposed hotel. A 58-foot-tall building will dominate the view from the second story and will obscure light into the second story of the residence. Additionally, any sleeping rooms will have an unobscured view into our home. This is still a residential neighborhood and our home is occupied, so having a hotel the equivalent height of a five-story building is not acceptable. The maximum height of 46 feet was negotiated and agreed to by all parties five years ago and nothing has changed to make a large commercial building more acceptable now.
2. **Proposed number of stories:** As per the remarks related to building height, the maximum number of stories permitted west of University Avenue is three. Despite the applicant's statement that minimal sleeping rooms will face north toward our home, there will be numerous sleeping rooms facing directly into the second story of our home on both the 3rd and 4th floors of the hotel. This is unacceptable. Our preference would be that no sleeping rooms face our home and have a direct view into our home, but we understand that the

current zoning permits three story buildings with a maximum height of 46 feet to be constructed and we will mitigate the view in whatever way we can.

3. Closure of utility easements: Park Drive is a north-south one-way street that intersects Toberman Avenue, which curves at the subject tract and does not connect to Boyd Street. All residents on Park Drive and adjacent roads access Campus Corner and OU campus via the easement along the north side of the subject tract. By removing the easements in question, it effectively cuts off the entire neighborhood from Campus Corner and the OU campus, which is one of the best aspects of the neighborhood. This is an unacceptable change to our neighborhood and will have a significant negative impact on our quality of life and our enjoyment of Campus Corner and the campus.

As we stated previously, we are in favor of the redevelopment of this property and can envision the benefit of this boutique hotel and restaurant and appreciate the thought given to the architectural design. However, we object in the strongest way possible to the amendment to the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Mixed Use Designation and rezoning from CCFBC, Center City Form-Based Code District, to CCPUD, Center City Planned Unit Development and Closure of Utility Easements if the applicant does not revise the building proposal to comply with the Center City Zoning requirements that were negotiated and enacted 5 years ago.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is on the left and appears to be 'Eugene'. The second signature is on the right and appears to be 'Marykay'. Both signatures are written in a cursive, flowing style.

Eugene and Marykay Queener

May 11, 2020

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

Members of the Planning Commission:

My name is Michael Waters. I have lived at 416 Park Drive since 1982 -- as a renter from 1982-1999, and as the owner of the duplex at 414-416 Park Drive since 1999. My wife Jennifer has lived at this property since 2016 and is now listed as co-owner.

I have long loved my home and the 400 block of Park Drive. It's a street with a lot of character. There are many well-kept houses, most of which were built in the 1920s. Property owners, myself included, have invested large sums in their maintenance. Tall, old trees cover the block. Our winding, narrow one-way street allows us the privileges of minimal traffic problems and an atypically quiet environment. The peace, safety, and overall quality of life on this block surpass anything I've known elsewhere. It is, for my money, one of the best places to live in Norman.

But I've never felt the distinctively quiet character and quality of life of my home and my street to be more in jeopardy than I do now.

I'm writing to protest the proposal to rezone the property generally located at 542 and 534 South University Boulevard, in order to build a five-story, ninety-room boutique hotel, containing a restaurant, bar and other amenities. Granting this request would be contrary to the letter and the spirit of the "neighborhood manner" restriction previously adopted in the Center City Form Base Code (CCFBC). I had trusted that this restriction would provide some protection to the 400 block of Park Drive from subsequent development and am horrified to find this restriction might be set aside on a property where its adherence is especially needed.

A five-story hotel with a restaurant and bar, situated right on the doorstep of the 400 block of Park Drive, would notably worsen our quality of life. The problems of light pollution, noise pollution, and traffic density created by placing a restaurant, bar, and hotel of such size adjacent to an especially quiet residential area are, to my mind, insurmountable due to the inherent nature of this proposal. It seems to me there would be no type or amount of buffering that could adequately compensate for the extremely short distance between a project of this magnitude and the residences immediately to the north, northwest, and west.

I appreciate that in situations such as this, the Commission faces the challenge of balancing the competing interests of promoting growth and development while preserving the distinctive character of Norman's older neighborhoods. Approval of this rezoning request would be seriously detrimental to maintaining this balance. I believe that if this hotel is built as currently planned, the 400 block of Park Drive will lose something valuable, something that can't be measured in dollars and cents. I fear the loss would be irreparable.

I respectfully ask that the Commission only permit development in our area that adheres to the "neighborhood manner" restriction. Please help me preserve the peace and well-being of the home I love.

Sincerely,



Michael Waters
414-416 Park Drive
Norman, OK 73069
405-822-2106



Jennifer Waters, co-owner
414-416 Park Drive

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Louisa Brewer

Louisa Brewer

430 Elm Avenue

Norman, OK

73069

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FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

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Sincerely,

Kathy Chanes
458 Elm
Norman OK 73069

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FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
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Norman, Oklahoma

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Sincerely,

Janine Wade
405 College Ave.
Norman, OK 73069

*out
C*

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

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OF THE CITY CLERK
ON 5/11/2020

Re: The NOUN
Boutique Hotel Development
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542 & 534 S. University Blvd.
Norman, Oklahoma

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Sincerely,



Chelsea Embury
421 College Ave.
Norman, OK 73069

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FILED IN THE OFFICE
OF THE CITY CLERK
7N 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

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Sincerely,

Gloria Long
447 College
In City
NORMAN

mt
E

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
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542 & 534 S. University Blvd.
Norman, Oklahoma

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Sincerely,



GERILYN S. SOREGHAN
302 PARK DR.
NORMAN, OK 73069

rust
H

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

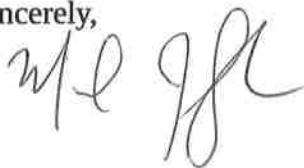
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Sincerely,



Michael J. Soreghian
302 Park Dr
Norman Ok 73069

out
F

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

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Sincerely,



Nick Soreghan
302 Park Dr
Norman OK 73069



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ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

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Sincerely,

Susan Kay Ferguson
408 Park Drive
Norman, Okla
73069

ant
G

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/18/2020

April 15, 2020

To the Planning Commission,

We live on the corner of Park Dr. and Symmes St. Our names are Bob and Birthe Flexner.

We are writing to you because of the Scott Lambert request to build a 5 story hotel and boutique complex at the south end of Park Drive and Toberman.

We love the old neighborhood where we live. Our house is more than 100 years old. The neighborhood has struggled to maintain its character of mostly one family 2 story homes. We have recently gotten together and down zoned to R1 for protection from developers.

It is our hope you will decide not to let Scott Lambert build his 5 story building which the area is not zoned for. A 3 story building which the area is zoned for would even be overpowering if it is anything like what you have allowed in the center city. It will overshadow our small neighborhood and bring a lot of noise and traffic. Please don't allow this to happen.

Yours, Birthe and Bob Flexner

Bob Flexner Birthe Flexner

*503 W. Symmes
out
H*

For Mr. Mitch Baroff

To the City of Norman Planning Commission:

I, Mr. Bill Shead, 502 W. Symmes St., wish to make ~~clear~~ ^{my} adamant opposition to the developer's proposal for a ^{FILED IN THE OFFICE OF THE CITY CLERK ON five story 5/11/2026} Boutique Hotel, restaurant and bar at 542 and 534 S. University Blvd. It is, first of all, in violation of the new Center City Form Base ~~Code~~ Code, a compromise which restricts buildings on the west side of University Blvd. to 3 (three) stories (46 feet). According to Mr. Mitch Baroff, 421 Park Drive, this "Neighborhood Manner" requirement was adopted years ago at the request of the ~~the~~ adjoining single family residents on Park Drive and Elm Avenue.

There are other issues that must be considered, such as:

- 1) The Architectural Character: the proposed building is much too tall and too large (in floor space) for a neighborhood of traditionally designed one story and two story homes.
- 2) In the architectural drawing from GH2 Architects it appears that the entire site will be occupied by the building (the hotel, restaurant, ad bar). Parking: I've heard that the developer wishes to make an accommodation with the First Presbyterian Church for the use of its parking lot immediately south of the proposed hotel. However, the FBC uses its full parking lot on Sundays, and the OU students use the FBC's parking lot on weekdays. All other nearby parking northwest of the proposed hotel is owned by OU and used by OU's students on weekdays and weekends. Where will residents of the proposed hotel and patrons of the prospective restaurant and bar actually park?

- 3) Alleys, pedestrian pathways, bufferspace, and setbacks:

The architectural diagram from GH2 Architects appears to allow insufficient space for the alleys, pedestrian pathways, buffer space, and setbacks of 50 (fifty) feet between the hotel and the neighboring single family homes on Park Drive, Toberman Drive, and

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I

University Blvd. This additional space is required by Norman City ordinance and the Center City Form Base Code.

4) Proposed Restaurant and Bar: A plethora of restaurants and bars already exist in the Campus Corner business district on the east side of University Blvd. The only reason that I can see to add another restaurant and bar is to allow the developer to take advantage of the location—across the street from the Campus Corner business district and one short city block north of the University of Oklahoma main campus. The sole purpose of the restaurant, bar, and hotel is profits for the developer—and nothing more.

5) Storm Water requirements and Flooding: If the site of the hotel, restaurant, and bar is constructed so that all water runoff flows to University Blvd, there may not be a problem with flooding. If however, rainwater runoff is allowed to flow down Park Drive and Toberman Drive to Elm Street, then significant flooding does occur on Park Dr. and Symmes St. For example, after heavy rainfall which can occur twice or more during the summer months, I have seen the runoff rise to 6 (six) or up to 12 (twelve) or more inches at the intersection of Elm Ave. and Symmes St. On north Park Drive, just south of Symmes Street, I have seen the water rise in the street to 4 (four) inches after heavy rainfall and to this same level on Symmes St. between College Ave. and Park Dr. after an intense downpour. Flooding then becomes a problem for both owners of the adjacent properties and vehicular traffic.

Sincerely,
Mr. Bill Shead

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5-11-20

Doug Cretsinger and Dr Daria Schmidt

412 Park Drive
Norman OK 73069
515-321-6553
dougcretsinger@q.com

April 25, 2020

**City of Norman
Planning and Community Development Commission
201 West Gray, Bldg A P.O. Box 370
Norman OK 73069-73070**

Re: Case #PD20-09

Applicant: 2nd Act, L.L.C.

Location: 542 and 534 S. University Boulevard

Ward: 4

Dear Planning and Community Development Commission,

We own the property at 412 Park Drive, which is in the adjoining neighborhood to this proposed Hotel Development. We must strongly object to and protest the proposed five-story structure proposed to this planning commission.

We understand that much thought, compromise, time and effort went into constructing the Center City Form Based Code (CCFBC) which restricted property building heights along University Blvd. The FBC requires buildings on the west side of University Blvd to not exceed 3 stories. The 3 story and 46' height was agreed to in this compromise, and now the applicant is asking the neighbors to violate that agreement. We will not agree to this proposal.

Please adhere to the FBC plan and the Neighborhood Manners section of the code. Only 3 story buildings, not to exceed 46', are allowed for the westside of University, which borders our neighborhood.

Respectfully submitted prior to the deadline for the May 14, 2020 meeting,

Doug Cretsinger and Dr Daria Schmidt



**-ILED IN THE OFFICE
OF THE CITY CLERK
ON 4/30/20**



FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Ed H. Rider
Ed H. Rider
416 College Ave
Norman, OK 73069

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

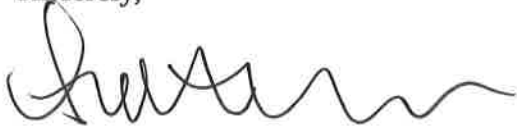
Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,



SCOTT A. MOSES
430 COLLEGE AVE
NORMAN OK 73069

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,



434 College Ave.
Norman OK 73069

mt

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Loretta E. Bass
440 College Avenue
Norman, OK 73069
Loretta Bass

5/8/2020

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,



Augustus Kmetz
440 College Ave.
Norman, OK 73069

5/8/2020

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,


444 College Ave
Norman OK 73069

mt

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Valerie J Moore
452 COLLEGE AVE
NORMAN, OK 73069

mt

May 10, 2020

FILED IN THE OFFICE
OF THE CITY CLERK
IN 5/11/2020

City of Norman Planning Commission

201 W. Grey

Norman, OK 73069

RE: The NOUN Boutique Hotel Development by 2nd Act LLC

534 & 542 S. University Blvd., Norman, OK

Dear Commissioners:

I own a house at 206 W. Symmes which is within the Center City Form Based Code (CCFBC) area and will be adversely effected by the five story hotel planned for 534 & 542 S. University Blvd. My property there has already experienced plumbing, sewer, and drainage issues related to the two and three story mini dormitories that have been built in the one and two hundred blocks of Symmes and Apache. The city's infrastructure, i.e. streets, alleys, sidewalks, sewer, water lines and drainage/runoff, are old and inadequate for any increase in development especially that of a five story hotel.

In addition, the proposed five story hotel exceeds the maximum three story building requirements established by the CCFBC. I do NOT see any benefit to the area or the city of Norman to grant the applicant any exceptions to the building guidelines established by the CCFCC and hope that the members of the Planning Commission do not support the PUD application.

Sincerely,



Marsha McDaris

448 College Ave.

Norman, OK 73069

put

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2026

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Phyllis McEvers
448 College Ave
Norman, OK 73069

cut

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Nancy & Kurt vonBorger
412 Chautauqua
Norman OK 73069

ent

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,



425 chauteauqua

Norman OK 73069

put

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,

Debbie Poland
425 Chautauqua
Norman, OK 73069

sent

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2016

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,


Devin Everett McPhaul
439 Chautauqua Ave.
Norman, OK 73069

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

David A. Hoos
Joan Koe

626 S. Lahoma
Norman, OR

ent

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/10/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,



Spring Scott
101 W Vida way
Norman, OK

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Claren M. Kidd
1309 Tarran Circle
Norman OK 73071

aut

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,



539 Shawnee St
Norman Ok 73071

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Sue B Hinton
614 Okmidgee
Norman OK 73071

act

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069


Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,


616 Okmulgee St
Norman, Ok 73071

ACT

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,

Nancy Yocke
617 Okmulgee St.
Norman 73071

mt

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Cheryl Clapp
503 Tulsa St.
Norman, OK 73071

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Karen K. Kerr
602 Tulsa Street
Norman OK 73071

net

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,



Lyntha N. Kesner

616 Tulsa Street
Norman, Ok 73071

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

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Sincerely,

Pamela H. Ryden
John H. Boen

620 TULSA ST NORMAN 73071
620 TULSA ST. NORMAN, OK 73071

mit

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

The CCFBC was adopted by the City after citizen volunteers spent many hours over several years developing this code. We urge the Commission to honor that effort and vote no on the applicant's request for exceptions.

Sincerely,

Sidney Harris
626 Gulsa St.
Norman, OK 73071

put

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,

M. Cassiel

M, CASSIEL
311 KEITH ST
NORMAN, OK 73069

mt

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,

Judith P. Kelly
503 Miller Ave.
Norman, Ok.
73069

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

We are writing to support our neighbors in their opposition to the plan being presented for a five story hotel proposed for 542 & 534 S. University Blvd. We urge you to support their request that the Planning Commission and City Council members adhere to the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area, which allow for a maximum of three stories. Major concerns by our neighbors include increased parking, lighting, noise, traffic, and storm water runoff. These are critical issues for the residents due to the close proximity of the proposed project to their neighborhood.

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Sincerely,



503 Miller Ave
Norman OK 73069

out

FILED IN THE OFFICE
OF THE CITY CLERK
ON 5/11/2020

May 5, 2020

City of Norman Planning Commission
201 W. Grey
Norman, Oklahoma 73069

Re: The NOUN
Boutique Hotel Development
by 2nd Act LLC
542 & 534 S. University Blvd.
Norman, Oklahoma

Dear Commissioners,

I am writing to express my support for my neighbors in their opposition to the plan being presented for the Boutique Hotel proposed for 542 & 534 S. University Blvd. I urge you to support their request that the Planning Commission and City Council members follow the Center City Form-Based Code, Urban Residential Building Form Standards and uses permitted for this area.

Citizen volunteers spent many hours over several years developing this code. I hope that you will recognize their work and dedication and uphold the code they developed.

Sincerely,



PETER J. PETRONILLI, CSO DEVELOPMENT
14703 STONE MANOR DR
OKC, OK 73142

out