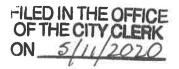Planning and Community Development
201 W. Gray, Bldg. A
Norman, OK 73069

May 11th, 2020

Case No.: PD20-09   Applicant: 2nd Act, LLC

Re: Interested neighbor comments

I am Jeffrey Collins, owner and resident at 449 Elm Avenue. This property abuts the Hotel Development at the south-west corner of their proposed parking area.

I have no real objection to the use of the property but do have concerns about effects on my property during and after construction.

My hope is the existing construction codes will address most or all of the issues. However, once built no effective remedy seems likely. My concerns are:

1. Concern about compaction or excavation of roots of the pecan trees close to the property line, or further heavy-handed pruning where limbs cross the property line. I would like the developer to consult with City Forester regarding boundary trees.

2. My yard and adjacent yards contain dogs. PLEASE DO NOT remove fencing without proper notice or plan as to how to contain the dogs.

3. Deal with the stormwater – applicant's storm water plan states an intent to continue flow of stormwater to the west. That storm-water flow is already a threat to adjacent properties and seems to be improperly channeled to lawn areas, not to streets and storm drains. I believe it is the applicant's duty to improve this given the strengthening of code requirements since the original construction occurred. See photos.

4. Please provide details of how and if sunken grassy area (owned by Presbyterian Church) will be elevated and paved. The overall plan shows parking in this area.

5. Provide for privacy – please provide details of privacy fencing and noise abatement. This area is bad enough on game days. This will potentially bring strangers right up to the property lines every day. There will be the noise of early departures and late arrivals. Will tail-gating continue to occur in this entire space?

Respectfully submitted,

Jeff Collins
449 Elm Avenue
Norman, OK 73069

05 09 2015

05 26 2019