

11-23-14

dear Sir,

I strongly oppose the rezoning request for the 38400 block of East Brooks from R-3 to PUD. I do not want a huge "rooming" house with the attendant foot and vehicular traffic for a neighbor.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11-24-14

David A. Hammett
1600 Classen
Norman, OK 73071
(405) 364-5396

Consider this my protest in writing.

attn: City Clerk

City of Norman

Please report this protest to the planning commission.

While I would prefer a less dense project on the Bishop's Landing site, in general I have no strong objections to the proposal by itself. Unlike the Page Circle proposal, the Bishop's Landing location has been a multi-story apartment complex for decades, has many points of access along Brooks and Trout making it safer in an emergency, and has reasonable setbacks. The Page Circle project fails on each of these criteria.

However, both projects should not be considered in isolation as their accumulative effects dramatically change the nature of the neighborhood forever.

The scale of change in population density is staggering. If both Bishop's Landing and the Page Circle proposals are completed, two thousand residents would occupy 11 acres. That is equal to 1.8% of Norman's current population (110,000). Assuming three people per house for 27 houses on Page Circle, the current population is less than 81 people. The proposed Page Circle project by itself would increase the density by a factor of over ten times. In contrast, the Bishop's Landing proposal increases the density by a factor of about between three and four times.

Some "fun" facts for comparison: The population density of the two projects would be 120,000 per square mile². For contrast, this figure is:

higher than the density of Manila (111,002/square mile),
almost twice the density of Kolkata (Calcutta, 63,813),
more than twice the density of Mumbai (Bombay, 53,554),
more than four times the density of New York City (27,016), and
more than ten times the density of Chicago (11,868)

1. My initial comments on the proposed Page Circle project were submitted before I knew of the proposed Bishop's Landing project. I then wrote an addendum to my comments about the proposed Page Circle project. Those comments overlap with this letter. I am out-of-state and regret that I cannot attend the Planning Commission meeting.
2. 660 acres (per square mile) divided by 11 acres equals 60. Sixty times 2000=120,000 per square mile.

Respectfully submitted,

Paul E. Minnis

Paul Minnis

1129 Trout Ave.

FILED IN THE OFFICE
OF THE CITY CLERK
ON December 1, 2014

Stephen N. Weichbrodt
1400 Classen Blvd.
Norman, Oklahoma 73071

12/8/2014

Norman Planning Commission
201-A Gray Street, PO Box 370
Norman, Oklahoma 73068

FILED IN THE OFFICE
OF THE CITY CLERK
ON December 8, 2014

Dear Commission Members,

As I understand your correspondence dated 11/19/2014, there are three proposals that concern me as a land-owner within the 350 feet of my neighbors land who is requesting the rezoning. The proposals are: ① concerning the 7.3668 Acre tract ② concerning a 4.1907 Acre tract and ③ concerning the closure of easements. The rezoning requests concerning said proposals are further delineated in your correspondence dated 11/19/2014

Regarding the first and second proposals concerning the 7.3668 acre tract and the 4.1907 acre tract respectively, my concerns and questions are as follows: ① Is a site plan available with recommendations for traffic flow? ② The PUD will be how many floors at what final height from grade level? ③ The current land accommodates how many households and associated inhabitants? ④ My personal feeling is a high rise structure is inconsistent with the current core neighborhood district and should be limited to current areas of high rise structures such as the Oklahoma University Campus or the Norman Downtown District. ⑤ How does this proposal compare with the rezoning request, in the recent past, at the Northeast corner of East Blvd Street and South Classen Boulevard?

- continued -

⑤ continued. Was this request approved or denied.
I notice in the maps provided that this location is currently zoned PUD. Is this correct?

Regarding the third request of closure of easements, which easements exist and what is the reason for closure?

Sincerely,
~~Steph Weichbrodt~~
Stephen N. Weichbrodt

P.S. Looking forward to future discussions.
See you at The Meeting 12/11/2014 @ 6:30pm.