

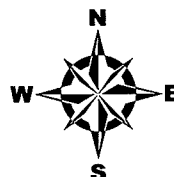
Protest Map



4.5% Protest Within Notification Area

Map Produced by the City of Norman
Geographic Information System.
(405) 366-5316

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



Scale: 1" = 150'
February 13, 2013



Subject Tract



Protest



Notification Area

Delivered via hand February 8, 2013

Keith F. Walker
Oil & Gas Company, LLC

Planning Commission, City of Norman

February 6, 2013

Keith F. Walker Oil & Gas Company, LLC (KFW), as the owner of the historically registered office building at 103 West Boyd, locally known as "Casa Blanca", strongly opposes and protests the application to re-zone "TJ Food & Fuel" dba "The Greek House" from RO to C-2.

Our opposition is fact-based. KFW's property adjoins "TJ Food & Fuel" to the south. "TJ Food & Fuel" has limited parking for their business and their customers and delivery trucks regularly trespass on the KFW parking property. We absorb, with no compensation, increased parking maintenance and trash from "TJ Food & Fuel" operations. At night and weekends, "TJ Food & Fuel" customer cars park on our property almost continually. Given the currently insufficient parking, KFW believes it is impossible for "TJ Food & Fuel" to accommodate the increased parking demand of their expansion and addition of a "bar".

This bar will create a safety issue that remains unaddressed. KFW has ten employees in the "Casa Blanca" building and some regularly work into the evening. We believe it is unreasonable for our employees, especially the females, to be confronted or accosted by persons under the influence in our own parking lot as they leave work. The Greek House in its present status is more of a family restaurant and has a different clientele than the clientele that would be attracted to a bar.

While attending the preliminary Planning Commission hearing, Mr. Tajbakhsh gave no specific plan for his bar. We asked him repeatedly for any plan to accommodate parking, lighting and security. We got NO response to any of these questions. "TJ Food & Fuel" has no exterior lighting and their parking is dark and isolated at night. KFW has a light in our parking lot for our employees, but it is insufficient to provide the necessary security for employee encounters with inebriated patrons.

103 West Boyd St.
Norman, OK
73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/9/13

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Accordingly, KFW respectfully submits that there are strong and convincing reasons to deny this application that would most surely create greater parking congestion and security issues. For those reasons, KFW respectfully requests that the Planning Commission and City Council disallow the "TJ Food & Fuel" application to re-zone from RO to C-2 in this historic neighborhood.

KEITH F. WALKER OIL & GAS COMPANY, LLC

By: Alan L. Stacy
Title: C. E. O.

103 West Boyd St.
Norman, OK
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