

December 11, 2017


Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,


Name

908 Branchwood Dr.
Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-28-17 *BA*

5

RICK & LINDA SHORT
904 BRANCHWOOD DRIVE
NORMAN OK 73072

Jan. 2, 2018

City of Norman
221 W Gray St
Norman, OK 73069

TO WHOM IT MAY CONCERN:

We are really disappointed that development of this parcel of land as a commercial site is coming up again. Really?

It is sad that *we* just want to pave over every area of green grass and “put up a parking lot.” Then after we have made the mistake of reducing the water adsorption capability of the available land in an area surrounded by parking lots ... Somebody is going to worry about the run off picking up speed due to the volume of water now running off of **cement** into the creek.

Oh – TOO LATE, when the banks begin to disappear. Maybe we should pave the creek banks and stop the damage to people’s personal property created by unnecessary commercial development.

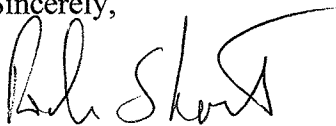
You know there are available office buildings sitting empty in Norman. Many of these allow you to reconfigure them to suit your needs. Turning this proposal down to an **investor** does less harm than approving a proposal that could have an environmental and financial effect on a much larger number of people in the community.

Good-bye creek banks as the hydraulic water pressure created in the creek washes my back yard away bit by bit, until my fence is washed away.

We all know when there are large rains – creeks and rivers change their banks. I don’t think we need to encourage this by adding a **parking lot right on** the banks of the creek.

I would thank you not to do this.

Sincerely,



Rick Short
(see 1 attachment)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/4/18

801-36 Ave N.W

#6

ATTACHMENT

These two foxes are frequent visitors to the “exact” area being discussed for development. They have been raising cubs here for about five years and they don’t want you to do this either.



City of Norman Planning Commission,
201 W Gray St,
Norman, OK 73069

Council Members/Planning Commission, We thank you in a great way for your past support and listening to us on this subject of rezoning the space on 36th Ave that Wally Kerr is pushing near Brookhaven. 801 36th Avenue N.W.; Case No. PD17-28; Wally Kerr, Applicant. I hope you'll be in our corner again on this. Please consider the reason below for not rezoning:

1. There are literally over 100 for sale signs for commercial space in Norman and over 50 within 2 square miles of where Wally wants to build.
 - a. There is NO NEED for more commercial space in this city. Norman is seriously over built as it is. Just start paying attention to the all the vacancies in Brookhaven Village. And then drive up and down 36th. There are so many better places to rent or build if he or anyone else in the market is interested.
2. It's not currently zoned for commercial.
 - a. Wally would have to have a good reason to get the council to rezone...other than it helps him recoup his bad investment. But with so many commercial spaces and land available, that argument doesn't hold water. Again, just start paying attention to the for sale signs for commercial space. It's not a good look for our city.
3. Please consider the area is in a floodplain and would require floodplain management experts to come into this project if approved to protect our water resources and residents to assure us that the project wouldn't flood the area and leave the current residence vulnerable.
4. That plot of land is oddly shaped and really shouldn't be built on at all for any reason.
 - a. Wally clearly bought a bad piece of land and he's trying to unload it anyway he can. NO ONE wants to build a home or an apartment complex there because they see it for what it is. Wally is trying to rezone it in hopes of recouping his investment. He took the risk. He knew it wasn't a good property to build when he bought it.
 - b. We shouldn't have to suffer the consequences of his decision. Wally has made plenty of money and will continue to make plenty of money. He's a good business man, but he missed on this one. This is just a bad deal and it goes with the territory. It happens.
5. Traffic and Greenspace.
 - a. Wally and his ugly for sale sign are disrupting the beautiful green space that we enjoy. I wish he'd remove it, but it's his right to have it there to market to what it is zoned for. I'd rather have his ugly sign than an unnecessary commercial space dominating the entire green space and creating more traffic on this already very busy street. Again, Plenty of room across the street if a business needs space. And plenty of land for sale up the street if a company needs to build...all already zoned for commercial.

Barry and Sarah Feuerborn
900 Branchwood Dr.
Norman, OK 73072

Robbins
Barry Feuerborn
Sarah Robbins
12/20/17

7

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

~~John~~ Robb Robb

Name

900 Branchwood Dr.

Address

Barry Feuerborn

P.S. Please do something to prevent this issue from resurfacing again in a few months. We're working adults who do not want to use our discretionary time petitioning the city on the same issue indefinitely.

December 11, 2017

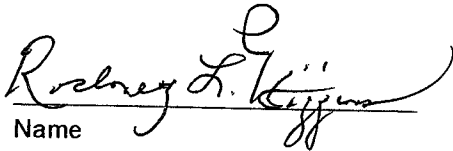
Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,


Name

808 Branchwood Dr.
Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-28-17 *BJH*

February 20, 2017

To the Norman Planning Commission:

I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma.

Sincerely,

Performance Properties Ltd.
Name *Ken Dragg, President*

721 36th Ave NW
Address

#11	721 - 36 th Avenue NW	#32	617 - 36 th Avenue NW
#12	719 - 36 th Avenue NW	#33	615 - 36 th Avenue NW
#13	717 - 36 th Avenue NW	#34	613 - 36 th Avenue NW
#14	715 - 36 th Avenue NW	#35	611 - 36 th Avenue NW
#15	713 - 36 th Avenue NW	#36	609 - 36 th Avenue NW
#16	711 - 36 th Avenue NW	#37	607 - 36 th Avenue NW
#17	709 - 36 th Avenue NW	#38	605 - 36 th Avenue NW
#18	707 - 36 th Avenue NW	#39	603 - 36 th Avenue NW
#19	705 - 36 th Avenue NW	#40	601 - 36 th Avenue NW
#20	635 - 36 th Avenue NW		
#21	637 - 36 th Avenue NW		
#22	639 - 36 th Avenue NW		
#23	633 - 36 th Avenue NW		
#24	631 - 36 th Avenue NW		
#25	629 - 36 th Avenue NW		
#26	627 - 36 th Avenue NW		
#27	625 - 36 th Avenue NW		
#28	623 - 36 th Avenue NW		
#29	621 - 36 th Avenue NW		
#30	701 - 36 th Avenue NW		
#31	703 - 36 th Avenue NW		

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/27/17

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

Kacey Spelman
Name

3607 Silverwood Ct. Norman, OK 73072
Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/20/17 HR

#42

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

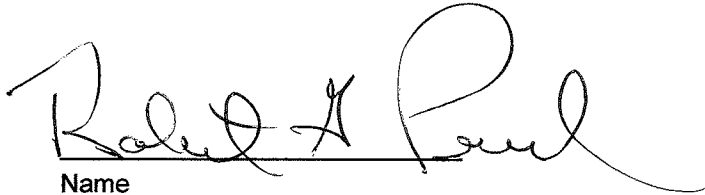
Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

20 DEC 2017



Name

3612 CHATHAM CT

Address

NORMAN, OK

73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/27/17

#43

December 11, 2017

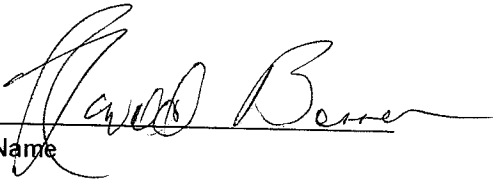
Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,



Name

3608 Chatham Ct.

Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-28-17 *BSH*

#44

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

John A. Grider

Name

3604 Chatham Ct.

Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/3/18

#45

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

William J. Turner
Name

3603 Chatham Ct.
Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-28-17 *BN*

#46

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

Mary Atkins
Name

3607 Chatham Ct.
Address
Norman, OK 73079

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/22/17

#47

Robert J. Huskey
3615 Chatham Ct
Norman OK 73072-4228
December 18, 2017

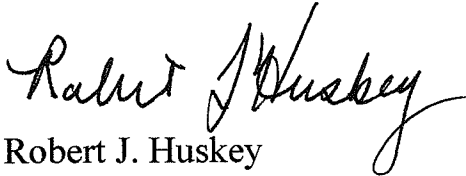
City of Norman
City Council and Planning Department
201 West Gray, Bldg A
Norman OK 73069

Attn: Rone Tromble

I am writing to state my strong objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned at RM-2.

The proposed change to Commercial is not in keeping with the residential nature of this neighborhood and is not necessary considering all of the available commercial property in the Brookhaven area.

Sincerely,



Robert J. Huskey
3615 Chatham Ct.
Norman OK 73072-4228

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/20/17

#49

Protest Letter

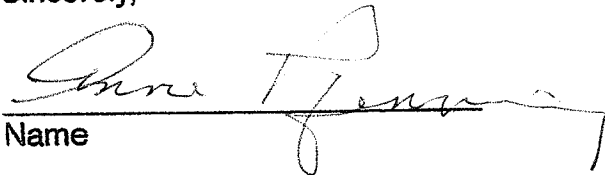
12-28-2017

To the Norman Planning Commission:

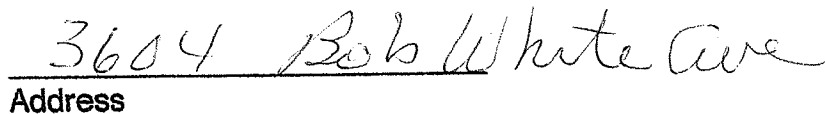
I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C1 Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma.

Sincerely,



Name



Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

#51

21 Dec 2017

To the Norman Planning Commission:

I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C1 Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma.

Sincerely,

Raymond R. Anders Jr.
Raymond R. Anders Jr.
Name

Deborah A. Anders
Deborah A. Anders

3600 Bob White Ave, Norman, OK. 73072
Address

Rezoning of this property is very unreasonable. The location is hard to get to, too small, very odd shaped for development. The city of Norman already has too many vacant properties. This property will probably never get filled by any businesses. Therefore rendering the property to vandalism and not taken care of. Please do not let this be the start of running down our neighborhood. The traffic is already at its peak of congestion. Thank you,

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/27/17 *AK*

Raymond R. Anders Jr.
3600 Bob White Ave
Norman, OK. 73072

#52

Norman Planning Commission

ProTest Letter OBJECTION To
making Commercial Property 12-28-2017

As one of the closest property owners to Lot 2, Block 1, Replat of Brook 4 Addition, we are against rezoning this land for commercial development.

In the years we have lived here the traffic has increased tremendously. We now have to wait quite some time to make a left turn out of the neighborhood. There is no center turn lane on the small stretch of NW 36th and we already watch the traffic behind us to see if it will stop, or not, while waiting to make a left turn. A new driveway for commercial use will only make it more dangerous. Additional commercial traffic will only increase the volume we are now experiencing. This is not in agreement with City Ordinance Section 412.

Section 420 states development should be in the best interest of the city. How can squeezing a commercial project on a tiny strip of land surrounded by neighborhoods benefit anyone? It certainly will not help our property values or add any quality of life to those of us who have invested in this area.

I would also like to point out there are many commercial properties available for lease in both new and established buildings. Please do not change the zoning. Let us remain a residential neighborhood.

Thank you,

Deborah Anders

Deborah Anders

Raymond K. Anders for

Raymond Anders

3600 Bob White Ave

Norman, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

#52

Within 350 ft

Protest & Objection Letter

Jan 5, 2018

To: Norman Planning Commission - City of Norman

P.O. Box 370

Norman OK 73070

From: Ronald L. Morris
113 Capota Chase Way
Cady, N.C. 27519

(within 350 feet
owned property
3609 Bob White
Norman OK 73069)

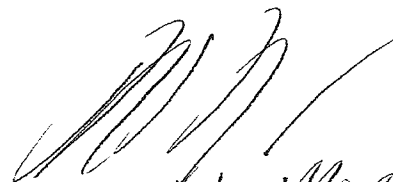
Re: Case Number PD17-28


Location: 801 36th Ave N.W.

Applicant: Wally & Cynthia Kerr

We hereby protest and object to any rezoning at the subject location on N.W. 36th Ave. We strongly urge the Norman Planning Commission to reject this application entirely. We also suggest Norman consider negotiation to acquire this property for a city park as the flood plain & nearby creek may not be suitable for residential as well.

Respectfully,


Ronald L. Morris, owner
3609 Bob White, Norman


Jim Morris

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/8/18

#53



David Macy <macydavid@gmail.com>

Fwd: Scanned document from HP ePrint user

1 message

rlmorrishchina@yahoo.com <rlmorrishchina@yahoo.com>

Fri, Jan 5, 2018 at 8:30 AM

To: David Macy <macydavid@gmail.com>

Please confirm receipt.
Thanks

Ronald L. Morris
113 Cupola Chase Way, Cary, NC 27519, USA
+1(919)798-2085

Begin forwarded message:

From: eprintcenter@hp.com
Date: 5 January 2018 at 9:17:44 AM GMT-5
To: rlmorrishchina@yahoo.com
Subject: Scanned document from HP ePrint user
Reply-To: rlmorrishchina@yahoo.com

This email and attachment are sent on behalf of rlmorrishchina@yahoo.com.

If you do not want to receive this email in future, you may contact rlmorrishchina@yahoo.com directly or you may consult your email application for spam or junk email filtering options.

Regards,
HP Team

 filename-1.pdf
567K

53

Protest Letter

12-28-2017

To the Norman Planning Commission:

I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C1 Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma.

Sincerely,

Steve Ribert
Name

3605 Bob White Ave.
Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

#54

Protest Letter

12-28-2017

To the Norman Planning Commission:

I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C1 Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma.

Sincerely,

Stephen R. Cain *STEPHEN R. CAIN*
Name

3601 Bob White Ave
Address
NORMAN, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

#55

Michelle Mitchell Robertson

3600 Quail Springs Drive, Norman, Oklahoma 73072 * * * Cell (405) 821-3703 Work (405) 231-5843

12/28/2017

City of Norman - City Clerk
P.O. Box 370
Norman, OK 73069

RE: Attached request for Rezoning

To Whom It May Concern:

I am writing to submit my PROTEST to the attached application for rezoning. I am protesting this proposed rezoning because such a change in zoning will increase traffic in an area which is already congested.

In addition, the proposed parking lot and building will remove much needed green space and increase water run-off during storms. This area already has an issue with flooding during heavy rains, and removal of the green space will only exacerbate the problem.

Sincerely,



Michelle M. Robertson

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

PROTEST AND OBJECTION

JANUARY 1, 2018

TO: NORMAN PLANNING COMMISSION - City of Norman

P.O. BOX 370, Norman, OK. 73070

FROM: Paul #7

350' NOTICE AREA

ADDRESS: 2604 Quail Springs Dr
Norman OK 73072

RE: CASE NUMBER: PD 17-28

LOCATION: 801 36TH AVENUE N.W.

APPLICANT: Wally and Cynthia Kerr

We hereby PROTEST AND OBJECT to ANY Rezoning at the subject location.

We strongly urge the PLANNING COMMISSION to reject the application entirely.

Respectfully,



FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/5/18

#57

PROTEST AND OBJECTION

JANUARY 1, 2018

TO: NORMAN PLANNING COMMISSION - City of Norman

P.O. BOX 370, Norman, OK. 73070

FROM: Paula Sosbee and David Macy

ADDRESS: 3608 Quail Springs Drive - 350' Radius Notice AREA

RE: CASE NUMBER: PD 17-28

LOCATION: 801 36TH AVENUE N.W.

APPLICANT: Wally and Cynthia Kerr

We hereby PROTEST AND OBJECT to **ANY** Rezoning at the subject location.

We strongly urge the PLANNING COMMISSION to reject the application entirely.

Respectfully,

David Macy
Paula Sosbee

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/2/18

58

PROTEST AND OBJECTION

JANUARY 1, 2018

TO: NORMAN PLANNING COMMISSION - City of Norman

P.O. BOX 370, Norman, OK. 73070

FROM: *Mary Elwell*

350' Notice Radius

ADDRESS: *3609 Quail Springs Dr.
Norman, OK 73072*

RE: CASE NUMBER: PD 17-28

LOCATION: 801 36TH AVENUE N.W.

APPLICANT: Wally and Cynthia Kerr

We hereby PROTEST AND OBJECT to **ANY** Rezoning at the subject location.

We strongly urge the PLANNING COMMISSION to reject the application entirely.

Respectfully,

Mary Elwell

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/3/18

#59

Protest Letter: 801 36th Ave. N.W. Rezoning

To the Norman Planning Commission:

I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C1 Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma.

Sincerely,

Mike Laird *Melinda Laird*

Name

3605 Quail Springs Dr
Address Quail Springs Drive

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/2/18

#60

12/28/2017

City of Norman - City Clerk
P.O. Box 370
Norman, OK 73069

RE: Attached request for Rezoning - 801 36th Avenue N.W.

To Whom It May Concern:

I am writing to submit my PROTEST to the attached application for rezoning. I am protesting this proposed rezoning because such a change in zoning will increase traffic in an area which is already congested.

In addition, the proposed parking lot and building will remove much needed green space and increase water run-off during storms. This area already has an issue with flooding during heavy rains, and removal of the green space will only exacerbate the problem.

Sincerely,

Robert J. Fluke Trustee
Trustee of the FLUKE Trust
3601 Quail Springs Drive
Norman, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

#61

December 11, 2017

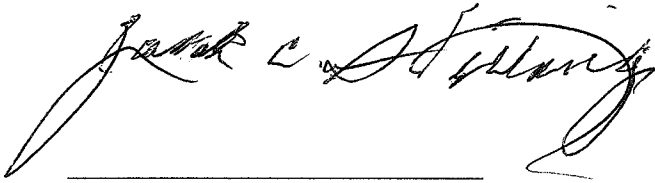
Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,



Name

3616 Quail Springs Dr.
Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17

DMF

December 11, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,



Michael Seule

Name

820 Bob White Ave

Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/17



29
December 29, 2017

Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,

Keith + Greta Pigg

Name

824 Bob White Ave

Address

Norman, OK 73072

Quail Springs Addition

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/2/17 AKC

out

December 11, 2017

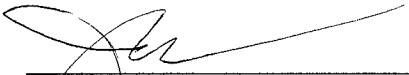
Norman City Council and Planning Department:
201 West Gray, Bldg A
Norman Ok, 73069

Attention: Rone Tromble

This letter is to state my objection to the requested zoning change of the property at 801 36th Avenue NW. The property should remain as it is currently zoned, which is RM2.

Thank you for your attention to this matter.

Sincerely yours,


Name Joe White
816 BOB WHITE AVE
Address NORMAN, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/2/18

cut

PROTEST

To the Norman Planning Commission:

I am sending this letter to express my OBJECTION to the rezoning of the property from RM2 to C1 Commercial at

Lot 2, Block 1, Replat of SPRING BROOK 4 ADDITION, to Norman, Cleveland County, Oklahoma. 801 36th AVE. NW

Sincerely,



Name Bill Babin

3612 Quail Springs Drive

Address

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/2/18



Norman Planning Commission
% Brenda Hall, City Clerk
201-A West Gray Street
PO BOX 370
Norman, OK 73069

Larissa Balzer
4591 W Heritage Place Dr., Apt. 904
Norman, OK 73072

RE: Lot 2, Block 1, Replat of Spring Brook 4 Addition

December 28, 2017

Dear Members of the Norman Planning Commission,

Please consider the following a formal protest against the rezoning of Lot 2, Block 1, Replat of Spring Brook 4 Addition for the 0.73 acres property at 801 36th Avenue N.W. from RM-2 Medium Density Apartment Residential to Simplified Planned Unit Development for the construction of a CO Office district as requested by Mr. Wally G. Kerr.

I monitor the water quality and condition of Brookhaven Creek through the Oklahoma Conservation Commission Blue Thumb program. Brookhaven Creek is a large tributary to the Canadian River. The proposed development, situated within this watershed, will directly affect both Brookhaven Creek and the Canadian River. Impervious surfaces from building structures as well as runoff from the parking lot will drain, unfiltered, directly into the creek causing it to become littered and polluted. Not only will this severely damage the habitat for wildlife but also damage the creek channel's ability to absorb and mitigate water flow during a rain event. The trees and grasses on this property serve as a critical riparian area for this creek's habitat.

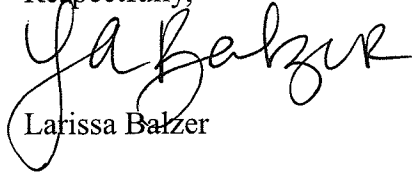
This lot protects 36th Avenue to its west, neighborhoods and a City park to its east, as well as, reducing bank erosion downstream. If developed, the impervious surfaces added to this sensitive watershed will cause a dramatic increase in runoff that will only result in costly problems for this area, it's business, homeowners and those living downstream.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/2/17 *ABC*

pw

I urge you to deny the proposal of Mr. Wally G. Kerr and allow this property to remain undeveloped to protect area citizens from costly water damage. Alternatively, I propose the Planning Commission, City Council, and Mr. Kerr seek a creative, collaborative solution such as: absorbing this property into the City park that sits to its east, designate the property as a conservation easement with the Norman Area Land Conservancy or allowing it to remain otherwise undeveloped to serve as an extension of the wetlands areas north of the property.

Respectfully,

A handwritten signature in black ink that reads "Larissa Balzer". The signature is written in a cursive, flowing style with a large initial "L".

Larissa Balzer

December 18, 2017

Norman City Council and Planning Department
201 West Gray, Bldg. A
Norman, Oklahoma 73069

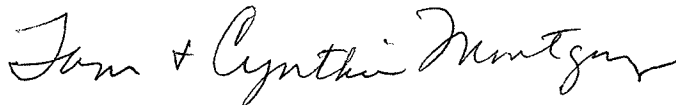
Attention: None Tromble

This letter is written to state our objection to the requested zoning change of the parcel of land owned by Wally Kerr on the east side of N.W. 36th Street south of Robinson. This property should remain as it is currently zoned, RM2.

We who live in the Quail Springs neighborhood already struggle to exit the neighborhood against 36th Street traffic. Additional development would heighten the danger at the intersection of 36th.

Thank you for considering our objection.

Sincerely,



Tom and Cynthia Montgomery
3620 Bob White Avenue

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/19/17 *AK*

AK

January 8, 2018

To: Norman Planning Commission

Re: Spring Brook 4

This is to serve as my PROTEST LETTER regarding the rezoning of 801 36th Ave. N.W.

My main concern is the location of this property along the floodplain/floodway of Brookhaven Creek. This property contains .73 acres of pervious surface. The proposed SPUD would contain approximately 9,400 sf of impervious surface. I am aware of flooding in this location as recent as May 2015.

Due to the date this property was platted, it avoids current detention rules and will remain as in channel detention, which means all the runoff will go straight into Brookhaven Creek. This should not be!

There is a current study underway by FEMA of Brookhaven Creek and includes this location. Unfortunately, the new maps showing the results of their study will not be received until likely late 2018. As past results have shown, usually there is an **increase** not a decrease in floodplains/floodways once new studies are conducted and complete buildout is considered. There is a good chance some or all of this property now shown as out of the floodplain/floodway would in actuality be in the floodplain/floodway of Brookhaven Creek.

I ask that you **VOTE NO** on this. No building should be done until after the City of Norman receives new flood maps of Brookhaven Creek.

Sincerely,



Sherri Stansel
608 Shadow Crest Ct.
Norman, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-8-18

ang

January 8, 2018

Planning Commission
City of Norman
P.O. Box 370
Norman, OK 73070

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1/8/18

Members of the Planning Commission:

SUBJECT: Request regarding an amendment of the Norman 2025 Land Use and Transportation Plan from medium density residential designation to commercial designation and rezoning from RM-2, Low Density Apartment District to SPUD, Simple Planned Unit Development District for property (roughly 0.73 acres) generally located at 801 36th Avenue NW — The subject property more particularly described as: Lot 2, Block 1, Replat of SPRING BROOK 4, to Norman, Cleveland County, Oklahoma.
Applicant/Land Owner: Wally G. Kerr

I respectfully ask that you reject the above request of the applicant, Wally G. Kerr.

My main reason for protesting Mr. Kerr's request is the impact such a development project will have on Brookhaven Creek both during and after construction. As an Oklahoma Blue Thumb volunteer for the Conservation Commission I've been monitoring Bishop Creek since 2012. My concern doesn't begin and end with Bishop Creek, however. It extends to all of Norman's creeks—both urban and rural. Urban creeks in particular face numerous challenges due to human activity. One of these challenges involves the negative effects of urban development.

One of my main concerns is the parking lot that will be situated in close proximity to Brookhaven Creek. The runoff from 36th Avenue and the surrounding urban area already adversely impacts this creek. Will Mr. Kerr be using pervious concrete for this parking lot? Pervious concrete pavement allows water to infiltrate the surface, recharging sub-soil and irrigating vegetation.

According to the EPA, stormwater runoff from parking lots contains the following contaminants, all of which come from automobiles:

- anti-freeze
- oil
- hydrocarbons
- metals from worn brake linings
- rubber particles from tires
- nitrous oxide from car exhausts
- grease

I accessed the city's interactive mapping website (<http://maps.normanok.gov/maps/InteractiveBaseMap.html>) so that I could determine the location of the riparian area, floodplain, and storm drainage areas in relation to this proposed development. I generated a PDF of my project and placed a red border around the proposed development area (on the following page). After comparing the map I created to the proposed SPUD site development plan map, it looks as though vegetation will have to be cleared out to accommodate some of the parking spaces. Removing trees and other vegetation in this area will not only destroy wildlife habitat along the creek, but it will negatively impact water quality in Brookhaven Creek and subsequently aquatic life living there. Portions of this property lie in the 100 year floodplain. The floodplain in this area will **NOT** "remain undisturbed" by nonpoint source pollution during and after construction.



Map produced by the City of Norman
Geographic Information System
Online Mapping Service.

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

Kerr Proposed Development - 801 36th Ave. NW

January 3, 2018



0 80 160 Feet

Legend

Storm Drainage

Storm Drainage Points



Storm Drainage Lines



Storm Drainage Area



Planimetric

Lakes, Ponds, Major Streams



Smaller streams, other drainage



Imagery

2017-Citywide

Planning

Parcel



General Information

Streets



Park



Floodplain (2013)

100

floodway



Due to the large amount of impervious surface area in an urban environment the velocity of the stormwater runoff that flows into an urban creek during a rain event is quite forceful and results in increased erosion of the creek bank. The root systems of trees strengthen the bank and help reduce the rate of erosion, thereby reducing the amount of sediment entering the creek. By removing trees, erosion will increase in severity, eating away at the creek bank. Subsequently, suspended sediment in the creek will increase, reducing dissolved oxygen. Lower DO levels can endanger aquatic life.

Another negative side effect of tree removal: Tree canopies shade the water, keeping it cooler, which contributes to a higher dissolved oxygen level in the water for aquatic life.

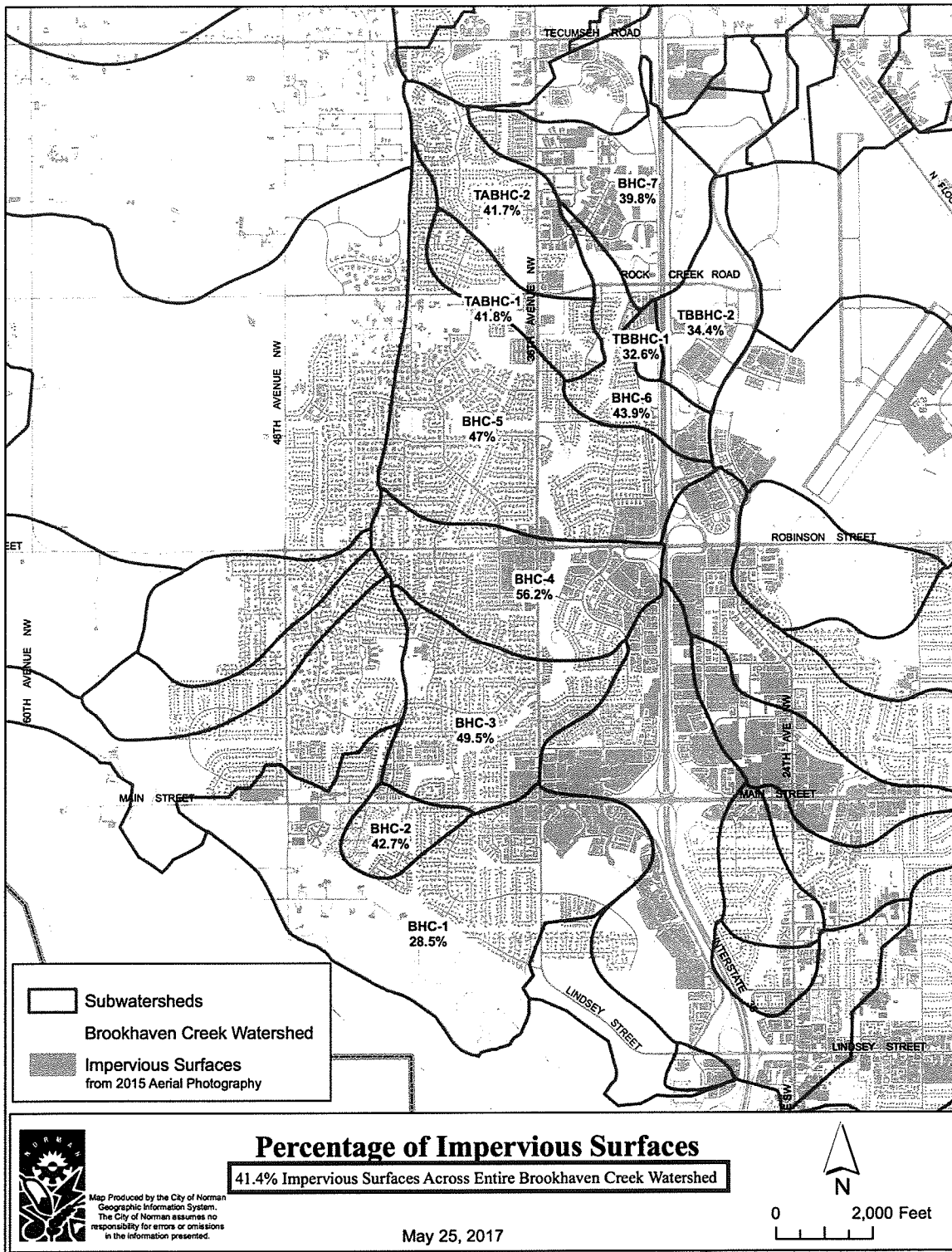
Root systems of vegetation help filter pollutants from stormwater runoff, which in turn helps decrease the amount of pollution entering the creek. By removing grass and other vegetation in this area and replacing it with impervious surface, there's no filtration system to lower the amount of nonpoint source pollution being deposited into this section of Brookhaven Creek. Nonpoint source pollution can contain fertilizers. Nitrogen and phosphorous in a creek can result in nutrient overload, accelerating the growth of algal blooms—especially in warm weather combined with low-streamflow conditions. Not only does the dissolved oxygen level **decrease** when water temperatures **increase**, the bacteria that feed on decaying algae further deplete the dissolved oxygen levels to the detriment of aquatic life.

Those responsible for construction projects are required to comply with the city's erosion control and stormwater regulations. Unfortunately, construction projects **under one acre** don't require an Earth Change permit and aren't subject to routine inspections. The proposed development area is approximately 0.73 acres. In situations like this, only through complaints from citizens would compliance with regulations be ensured. Given the nearness of this project to Brookhaven Creek, relying on the slim chance that a citizen will notice a violation and lodge a complaint is too risky.

I often get into the section of Bishop Creek where it flows through Eastwood Park and remove trash. I've been cleaning this section of Bishop for several years now. Recently I removed four large trash bags of litter and two oversized items from the section of Bishop Creek between Oklahoma Avenue and Boyd Street. I can assure you, this is a small section of Bishop Creek so you can imagine the refuse that accumulates in a creek like Bishop that is 7.82 miles long. As long as humans litter, urban creeks will contain trash. Stormwater runoff is filled with trash, large items are dumped into creeks, and sadly people will unthinkingly toss trash into creeks. Brookhaven Creek is no exception. Occasionally I also remove trash along a section of Brookhaven Creek where it flows through William Morgan Park. The litter problem in this area is worse than in Eastwood Park. William Morgan Park is upstream from the proposed development so any trash not removed will, of course, move downstream. I've seen litter downstream from the proposed development, where Brookhaven Creek meets Main Street. Any new development will increase the amount of trash, regardless of the type of development. As you know, pollution entering a creek at a certain section has the potential to create problems—not just at the point of entry—but also downstream from that section.

Currently, two of Norman's creeks—Bishop and Merkle—are listed as "303(d) impaired waters" according to the *2014 Integrated Report* published by the Oklahoma Department of Environmental Quality. We should do what we can to keep Brookhaven Creek off this list.

Norman's stormwater infrastructure is already burdened by the total amount of impervious surface within the city limits. On the following page is a map created by the city's GIS team on May 25, 2017 showing the amount of impervious surface in the Brookhaven Creek watershed. Please note the percentage of impervious surface in this watershed: 41.4. This amount exceeds the 35.6% impervious surface area in the Bishop Creek watershed, which is the largest watershed in urban Norman. ***The amount of impervious surface area in the Brookhaven Creek watershed is close to 50%.***



The best case scenario would be to leave this tract of land green space. However, it certainly shouldn't be developed for commercial use. This proposed development will not benefit the community in any way. It most definitely will not benefit Brookhaven Creek or the aquatic and terrestrial wildlife in this area.

Again, I respectfully ask that you deny Mr. Kerr's rezoning request.

Thank you so much for your time and attention.

Sincerely,

A handwritten signature in black ink that reads "Karen L. Chapman". The signature is written in a cursive, flowing style.

Karen L. Chapman
1105 Idaho Street
Norman, OK 73071