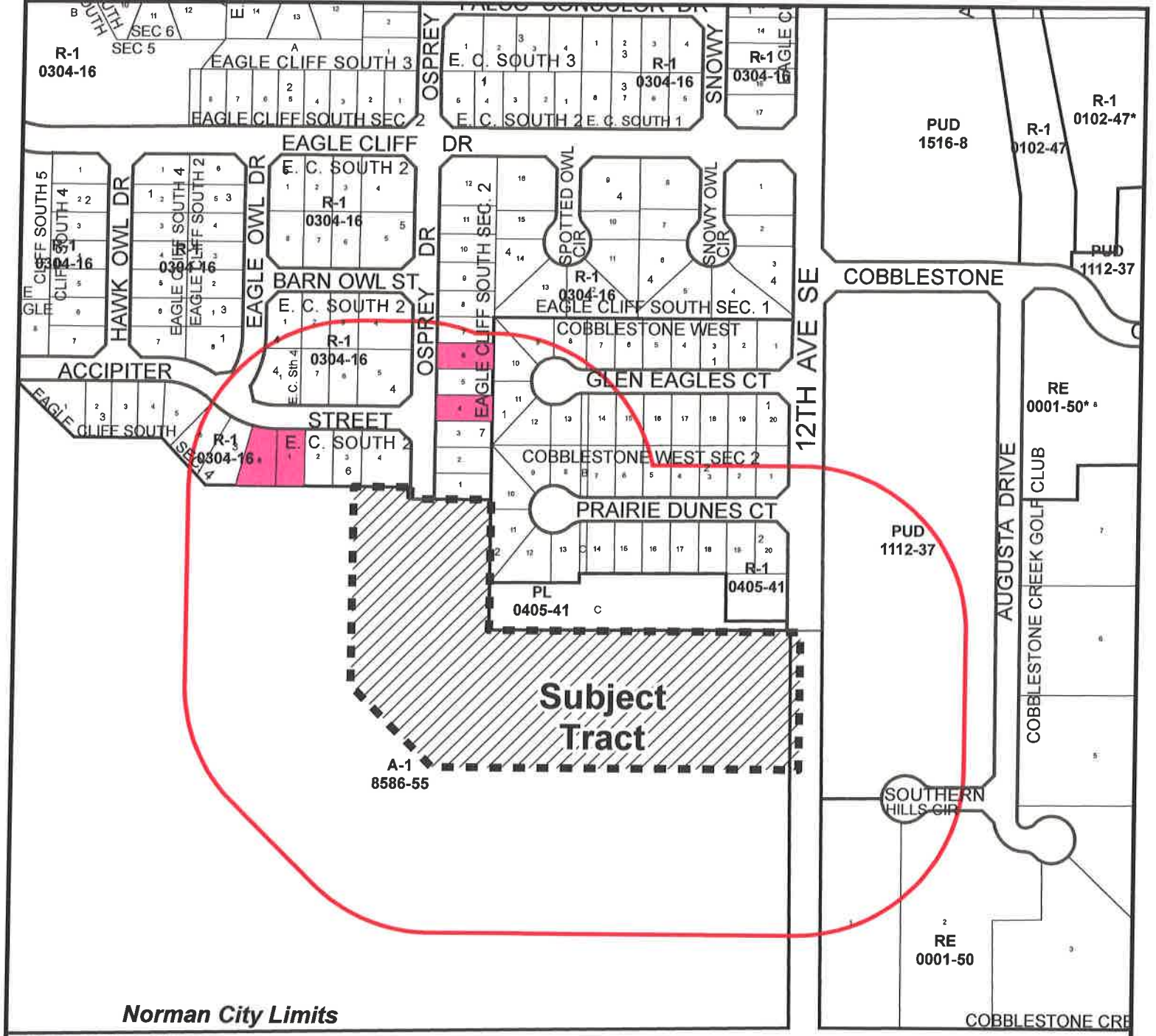


EAGLE CLIFF SOUTH
2025/Rezoning/Preliminary Plat
Item 4

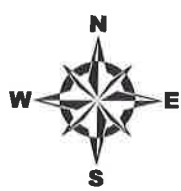
Protests as of 8/5/19



Protest Map

2.33% Protest Within Notification Area

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 150 300 Feet

August 6, 2019

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area

July 24 2019

The City of Norman
Attn: City Clerk
201 West Gray Street
P.O. Box 370
Norman, OK 73069-73070

City Clerk,

Subject: The Preliminary Plat, Rezoning, and NORMAN 2025 Land use &
 Transportation Plan for Eagle Cliff South Addition Section 7

I object to the entire Rezoning, Land use & Transportation Plan for Eagle Cliff South Addition Section 7. Some of my concerns are the additional traffic on Osprey Drive, and preservation of the wooded greenbelt area south of the Accipiter Street properties.


Joyce N. Seamans

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/24/19

July 24 2019

The City of Norman
Attn: City Clerk
201 West Gray Street
P.O. Box 370
Norman, OK 73069-73070

City Clerk,

Subject: The Preliminary Plat, Rezoning, and NORMAN 2025 Land use &
 Transportation Plan for Eagle Cliff South Addition Section 7

I object to the entire Rezoning, Land use & Transportation Plan for Eagle Cliff South Addition Section 7. Some of my concerns are the additional traffic on Osprey Drive, proximity to the FEMA Special Flood Hazard Area, rainfall drainage, adequate parking for residents, and impact on the wooded greenbelt area south of the Accipiter Street properties.



David L Seamans

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 7/24/19

Norman Planning Commission
201-A West Gray Street
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/5/19

4 August 2019

Dear Members of the Norman Planning Commission,

This letter comes from members of the newly elected Board of Directors for Eagle Cliff South Property Owners Association (POA) who also served on the Eagle Cliff South POA Advisory Board for the previous year.

The following are questions/concerns/protests/suggestions we have with the proposed rezoning from A-1 to R-1 and subsequent development of an Eagle Cliff South Addition Section 7 that will be discussed in the Public Hearing led by the Planning Commission on August 8th at 6:30pm (Applicant: Shaz Investment Group; Case Number: PD19-08).

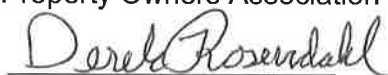
- 1.) If this section is to be rezoned as R-1 (Single Family Dwelling), then we want guarantees that all homes will indeed be constructed and sold as Single Family Dwellings. Therefore, new property owners must abide by the "Three Unrelated Persons Ordinance." Additionally, we have had problems in this neighborhood with an overabundance of rental homes that has significantly impacted the appeal and resale potential of homes. We would like a guarantee that homes will not be sold out to rental companies or individuals with the intention to use the new homes as rental properties.
- 2.) If an Eagle Cliff South Addition Section 7 is developed and connected to the Eagle Cliff South neighborhood, then we want the section to remain within the Eagle Cliff South POA so it follows the same guidelines and maintains standards set by the rest of the Eagle Cliff South neighborhood.
- 3.) There is significant concern over the steep sloping terrain on and near the proposed development. We would want guarantees that sufficient retaining walls and other protective drainage measures were put in place to stop erosion that could compromise plot foundations in the future.
- 4.) The proposed street outlet on the western side of the development is going directly into the steep sloping terrain and we would request that that outlet be removed from the plans. The land in that direction would be very difficult to develop and would have significant drainage/erosion issues if attempted. We also want our neighborhood to begin to have a completed appearance and not have random streets leading to undesirable plots of land.
- 5.) There is a drainage easement that contains a drainage pond ("Block C") that would be almost entirely cut off by this development. This belongs to the Cobblestone community but has never been maintained. If cut off and not maintained, this could be a potential health hazard and an area we see potential dangers for neighborhood children and a location where undesirable/illegal activity could take place.
- 6.) We would be interested in having further discussions with the applicant and their development team on the possibility of including a park and/or walking area as a part of this new development.

Thank you for your time. We look forward to discussing these items further at the August 8th meeting.

Sincerely,

Members of the Advisory Board (2018-2019) and Board of Directors (2019-2020)
Eagle Cliff South Property Owners Association

Derek Rosendahl



Carson Herman



Chris Tipton



Randall Payne

