

Melissa J. Gill  
2209 Bruckner Drive  
Norman, Oklahoma 73071  
October 9, 2017  
(415) 613-2617 (cell)

**Hand-delivered**

The City of Norman  
Planning and Community Development  
201 W. Gray, Bldg. A  
Norman, Oklahoma 73069

RE: Application for Reapproval of Preliminary Plat  
Hallbrooke Addition

Planning Department,

I recently received Notice of the above matter due to the fact that my house, on the east side of Bruckner Drive, is adjacent to the land the applicant is seeking for plat reapproval. I have some general concerns, many of which are shared by the neighbors who attended the recent Informational Meeting, as well as by other neighbors I have talked to:

- Since the preliminary plat (which was approved over 10 years ago, in 2004) has lapsed, it seems to me that the applicant should not be subject to the same process previously used when there were no houses in the northeastern part of Park Place (which includes my house as well as many others).
- These new Park Place houses were hypothetical when the Hallbrooke Plat was previously approved, but they are now real, and the impacts that the Hallbrooke development will have on them can and should be more fully considered. These impacts include – negative impacts on drainage and traffic, and loss of trees.
- Traffic – the intersection of Bruckner/Queenston and Rock Creek is a disaster. Bruckner and Queenston don't align, the intersection of Bruckner and Rock Creek is not striped or marked in any way. Traffic coming from the east on Rock Creek is going too fast and coming up a hill where they can't even see the dangerous intersection. The development of the 83 houses planned in this Hallbrooke Addition will add traffic to Rock Creek, increasing the danger in this area.
- Drainage – there is a pond behind my house on Bruckner. I would like to know whether this pond will be preserved, and, if not, where the drainage channel that runs into it alongside the south side of my house will drain.
- Trees – the trees that surround the pond behind my house are much larger now than when this preliminary plat was approved. I would like the developer to be required to preserve these trees as much as possible, both to control drainage and just because they are now beautiful mature trees.

I was surprised recently when I had a short discussion on this matter with Planning staff and was told, "This is just reapproval of something that was previously approved." I don't like the word "just,"

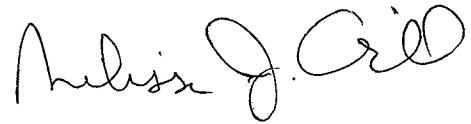
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because it implies that there should be no consideration of the matter and that reapproval should be automatic. If that is the case, then why should any developer not let his plat lapse, knowing that he or she can come in later and "just" get it reapproved? Should there be consequences to having let it lapse? It seems to me that the process for reapproval should be the same as if the plat had never been approved in the first place, and that the issues I raised above should be thoroughly reviewed based on the actual circumstances in the area now.

The Notice I received in September says, "The applicant has filed a concurrent application for Planning Commission consideration of this project at their October 12, 2017 meeting. You will also be receiving notice of that meeting in the near future." I just checked the Planning Commission agenda for October 12<sup>th</sup>, and this matter is on that agenda, although I have not yet received notice of this.

Thank you for consideration of this letter. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Melissa J. Gill". The signature is written in a cursive style with a large, looped "G" at the end.

Melissa J. Gill

cc: Diana Bell, President Park Place Homeowners Assn.  
Breea Clark  
Planning Commission

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/9/17 *AK*