

TO: Honorable Mayor and City Council Members; Planning Commission Members

DATE: February 24, 2015

RE: PD14-31 Shaz-Rieger

To Whom It May Concern:

My name is Mark Fuchs and I reside at 2951 Black Locust Court, off Cedar Lane and 36<sup>th</sup> Ave. S.E.

I am opposed to the planned unit development proposed for the area off 36<sup>th</sup> Avenue S.E. and along Cedar Lane Road.


This massive development will rapidly and significantly change the quality of life for residents in this area. As you're aware, the current zoning is A-2, rural agriculture. When property owners selected living in this area, we took that zoning, along with Norman's long range planning in mind. A change from A-2 to an area with self-storage units, more apartments and commercial property is vastly out of line with the current development. Additionally, current services and traffic flow would be significantly impacted by a development of this nature.

Allowing this rezoning amounts to bait-and-switch for property owners who looked at city zoning, purchased property and homes, only to have it sold away to the highest bidder.

I, along with surrounding property owners, urge you to deny this request and suggest the developers find an area where this development fit in. Preserve the quality of life promised us when we invested in the city of Norman.

Respectfully,

Mark Fuchs



FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 2-25-15

**Don and Amy Stevens  
4131 36<sup>th</sup> Avenue, S.E.  
Noble, OK 73068**

**April 2, 2015**

City of Norman  
Department of Planning and Community Development  
PO Box 370  
Norman, OK 73070

Re: Protest, PD14-31, Applicants Shaz Investment Group LLC and Rieger LLC

Dear Committee Members:

We own property within the 350-foot notification boundary of the above pre-development application. While we are not opposed to rezoning the affected 760 acres from the current A-2 zoning, we ask that the Committee and Applicants consider designating the anticipated 8.7 acres of service land use and the 8.3 acres of medium-density single family land use directly to our West as low-density single family housing. We have highlighted the areas of concern on the attached map.

We purchased our acreage in 2011 with the intent to establish a peach orchard for profit and house our three horses. We specifically chose this plot due to the rural feel, lack of congestion, and the low-density housing surrounding it. Our goal is to open our orchard for agri-tourism and a pick-your-own peaches operation as the trees mature.

We have subsequently invested over \$35,000.00 into our orchard of 84 trees and have partnered with the Noble Foundation to enhance our orchard operation and plan for the future sale of our produce beginning in the summer of 2017. We are concerned that the proposed medium-density housing and the designated service area directly to our West will significantly hamper our ability to realize profits from our orchard and agri-tourism given the change from a rural environment to a Planned Urban Community (PUD). We are requesting that in order to maintain as much of a rural feel as possible and to protect our agricultural business interests (which will result in our own payment of tax dollars to the city and a quality family experience for Norman residents and out-of-town visitors), that the Committee disapprove the proposed medium-density single family housing and service areas directly across from our property and substitute low-density single family housing for both areas.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4-3-15

We believe that this adjustment to the PUD is fair considering the drastic change from 100% agricultural and will have limited impact on the overall PUD, as low-density family housing is already being proposed on the acreages Southwest and Southeast of us and would be a natural continuation of the PUD's vision. The adjustment will go a long way toward protecting the quality of life that we, and our neighbors who also have agri-tourism goals and also raise livestock, relied upon when making the decision to purchase our properties and invest significant funds into our operations. Requiring low-density single family housing in these acreage areas will also be consistent with the low-density single family land uses already in place on the East side of 36<sup>th</sup> Avenue. It will significantly lessen the impact on the surrounding property owners while the 760 acres that has abutted all of our properties since our purchases transitions from 100% agricultural to a much higher density development with more residential and vehicular congestion.

Thank you for your attention to and consideration of this request.

Respectfully,

Handwritten signatures of Amy J. Stevens and Don Stevens. Amy's signature is in cursive and reads "Amy J. Stevens". Don's signature is also in cursive and reads "Don Stevens".

Don and Amy Stevens

