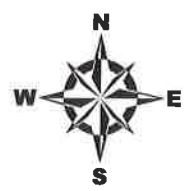


# Protest & Support Map

0.21% Protest Within Notification Area  
 1.9% Support 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.



0 200 400 Feet

October 9, 2019

-  Subject Tract
-  Notification Area
-  Protest
-  Support

October 3, 2019

City of Norman  
Planning & Community Development  
201 W. Gray, Bldg. A  
P. O. Box 370  
Norman, OK 73069

To whom it may concern:

This letter is regarding the proposed senior independent living development adjacent to Cobblestone Creek golf course at the northeast corner of 12<sup>th</sup> Avenue SE and Cobblestone Creek Drive. I reside in Eagle Cliff South on Caracara Dr. and want to protest the rezoning of this land and the building of the complex.

Our home is approximately 150 feet west from the north end of this proposed complex. We are closer to it than most of the residents in Cobblestone Creek; however, we were not invited to the public meeting with the developers and our input to the process has been very limited. We moved to this area in Norman for the peacefulness & quiet atmosphere and this development will change this forever. The area is meant to be for single family homes with some green space and a golf course, not a 3-story apartment complex with the associated traffic, noise, lighting, and concrete parking.

Roads in our area are already in poor condition. With the construction vehicles during the building phase, they will deteriorate even more. We have only one road, 12<sup>th</sup> Avenue SE, that leads to Eagle Cliff South & Cobblestone Creek directly, with one entrance to Eagle Cliff South at Eagle Cliff Dr., and one entrance to Cobblestone Creek at Cobblestone Creek Dr. The addition of 168 more vehicles, which may be a low estimate considering many of the apartments will house more than one individual, will increase traffic & noise in the area and make it difficult for those of us in Eagle Cliff South to exit our neighborhood.

I feel as though this project is an attempt by a private neighborhood to enlist the assistance of a public entity, the City of Norman, to save itself from the financial consequences of poor planning by the neighborhood itself. This not only applies to this current rezoning request but the previous one in 2015. If this is truly the way that the City of Norman intends to operate, there will be a precedent set here for future developments that are in trouble financially leading to a number of these situations & determinations to be made in the future. If you live in a nice, quiet neighborhood that has green space close, beware because you are not immune to this type of situation happening to you, if the developer & city agree that growth is progress at the expense of the adjacent neighborhoods. There is a place for apartment complexes & multi-family housing in Norman; however, the adjacent neighborhoods need to be appropriate and this is not the case for this proposed development.

Very sincerely,



Brenda Helmer  
1117 Caracara Dr.  
Norman, OK 73072

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/9/19

October 4, 2019

City of Norman  
Planning & Community Development  
201 W. Gray, Bldg. A  
P. O. Box 370  
Norman, OK 73069

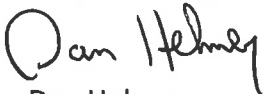
To whom it may concern:

I am opposed to the proposed change to rezone to a new PUD and a development of a high density community in Norman adjacent to Cobblestone Creek at the northeast corner of 12<sup>th</sup> Avenue SE and Cobblestone Creek Drive. I oppose and protest the development and amendment of the Norman 2025 land use and transportation plan from low density residential to high density.

As a property owner within 150 feet of the proposed development, I am opposed to rezoning. This neighborhood community and area is single-family housing. I do not want the development with a large dog park, extra-large trash containers, and extra traffic and noises of a high density community.

Single family housing neighborhoods and communities should be maintained. I like having a greenbelt and certainly enjoy the single-family neighborhood. Your planning to maintain our community by not changing the zoning is most appreciated by many neighbors in Eagle Cliff South.

Very sincerely,



Dan Helmer  
1117 Caracara Dr.  
Norman, OK 73072

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/4/19 



Angela Magarian

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September 26, 2019

City of Norman  
Planning and Community Development  
201 West Gray, Building A  
Norman, OK 73069 \* 73070

Dear Planning and Community Development,

I am writing in response to the Notice of Request for Norman 2025 Land Use Plan Amendment and Rezoning, the proposal to build a retirement center in the Cobblestone community. I live at 1200 Sawgrass Drive. My backyard and back view from my home will face this development. I am giving my statement that I do not believe this in the best interest of this neighborhood or in my best interest.

This being said, if the development continues, I have looked at the proposal and the architect's drawings. As this will be a major business, I am concerned about the impact on my quality of living. A business like this one often has activity day and night. I am agreeing with my neighbors in having a barrier placed to reduce the noise and disruptions from ambulances, visitors, delivery trucks, and other activities for which the center may engage. In addition, I am also greatly concerned about my privacy. Having people able to watch my backyard and see through my windows is very disturbing. I understand that the answer is to keep my curtains closed all the time, but this idea is a violation of my freedom and right to privacy. I am requesting that a wall, trees, or some other consideration be made for this reason. Furthermore, I would like the trash enclosure to be moved to the south side of the property so as to reduce smell and to reduce the sanitation truck having to drive through the property. The same is true with the dog park. I like dogs and have had dogs, so I do understand the problems related to poop and noise. If this dog park can be located further east or south, I believe this would be a good compromise.

Finally, as there are private houses only on the north side of the business, please consider our wishes and concerns. We are requesting reasonable changes that will promote a chance for a positive relationship. Thank you for your attrition on this matter. Please work to foster a positive relationship and reduce strife. If I can provide any additional information, please contact me through the information provided below.

Respectfully,

Angela Magarian

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/2/19



James and  
Carma Taylor

City of Norman  
Department of Planning and Community Development  
201 West Gray, Bldg. A

October 8, 2019

Dear Planning and Community Development,

We are James and Carma Taylor at 1204 Sawgrass Drive. Our backyard and back view from our home faces the proposed Sparrow, Juniper Senior Independent Living Community. We are very concerned about our privacy, noise, and odors. From our understanding, the Community has agreed to address our concerns by using sanitary measures at the dog park to reduce odors, building an 8 foot masonry wall, and planting mature trees to help with privacy and noise issues. As long as these conditions are met, we are agreeing to support the building of this facility.

Sincerely,  
  
James and Carma Taylor

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/8/19



Angela Magarian

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October 7, 2019

City of Norman  
Planning and Community Development  
201 West Gray, Building A  
Norman, OK 73069 \* 73070

Dear Planning and Community Development,

I am writing in response to the Notice of Request for Norman 2025 Land Use Plan Amendment and Rezoning, the proposal to build a retirement center in the Cobblestone community. I live at 1200 Sawgrass Drive. My backyard and back view from my home will face this development.

After talking with my neighbor Jim Taylor and reading the emails between he and Dr. Shannon, It is my understanding that a sanitary design is being implemented for the dog park; the trash cannot be moved; and that an 8 ft masonry wall will be built. Under these conditions, I can agree to the building of this facility. Thank you for taking our concerns into consideration.

Respectfully,

*Angela Magarian*

Angela Magarian

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/8/19

Kemp, Bryan <bryan.kemp@everi.com>

Mon 10/7/2019 8:08 AM

Morning,

Sorry it took all weekend, but you know how it is. here's my acknowledgement of the fence and trees. while it's hard to agree to this, something is better than nothing in this one sided deal.

*so in full you have my agreement in this matter.*

Sincerely,

Bryan M Kemp SGT Retired U.S Army INF

1212 Sawgrass Dr.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/8/19