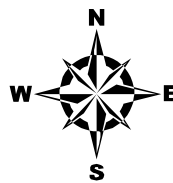


# Protest Map

33.2% Protest Within Notification Area

Map Produced by the City of Norman  
 Geographic Information System.  
 (405) 366-5316  
 The City of Norman assumes no  
 responsibility for errors or omissions  
 in the information presented.



0 75 150 Feet

December 2, 2016

-  Subject Tract
-  Protest
-  Notification Area

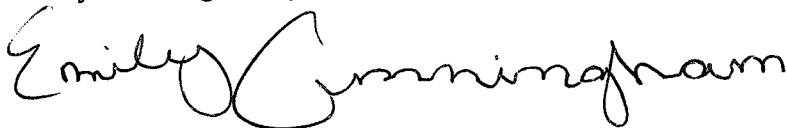
December 4, 2016

Regarding The Northerly 120 ft of Lots One & Two, in Block One, of Oakridge Addition, to Norman, Cleveland County, Oklahoma.

My name is Emily Cunningham. I live at 814 W. Lindsey in the house that my parents own, right next to the empty lot that is up for rezoning. I moved into the house in 2010 while I was a college student. I got married in March, 2015 and my husband and I have been renting from parents ever since. We had a baby boy, Theodore 7 months ago. The house is very small, two bedrooms and one bathroom. Both bedrooms are on the East side of the house a few feet from the property line of the empty lot. Theodore's nursery has a big window that faces the lot & the liquor store. It is not a problem the way it is right now because the liquor store is quite a ways away and closes at 9 pm. If this lot is rezoned and a convenience type store and parking lot is built it will disrupt our lives greatly. Our quiet neighborhood & street will become a commercial area with opening & closing car doors, car lights, noise from people at all hours. We never had a problem with trash being thrown in our yard when Aaron Petrone owned the liquor store but since it's changed hands we have bottles, cans, & trash in our yard all the time. That is with an empty lot in between us and the small liquor store. I can't imagine the trash, bottles, cans etc we would have if we were smack up next to the parking lot of a bigger liquor and convenience store. I also fear for the safety of the area if the rezoning is approved & the proposed store goes in. All kinds of things go on in convenience store parking lots and we would be right next door. We live in such a quaint area the way it is, and rezoning the lot commercial will change the entire atmosphere & feel of the quaint area close to the University.

Thank you,


Emily Cunningham (daughter of MaryBeth & Lance Smith homeowners/landlords)



I give Emily Cunningham permission to protest and give her authorization to sign.

MaryBeth Smith



FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 12/5/16 

December 1, 2016

Regarding Northerly 120 ft of Lots One & Two in Block One, of Oakridge Addition, to Norman, Cleveland County, Oklahoma, according to the recorded plat.

My name is MaryBeth Smith. My husband, Lance Smith, & I bought the house at 814 W . Lindsey 8 years ago. We are the ones who would be affected the most if the zoning is changed and a commercial property is built right next door to us. We are both University of Oklahoma graduates and love Norman. We both the house as an investment and for our OU student kids to live in. We viewed it as a win win. We loved the location right there on Lindsey. We were informed the empty lot next to us was zoned residential. We were very upset when we received notice that Hunter Miller & the owners of Switzer Wine & Spirits are trying to get it rezoned and put a convenience store and parking lot on the property. We love this little house. Our oldest daughter, Lauren lived in it for 2 years and our second daughter, Emily has lived in it ever since. We have put a lot of blood, sweat, & tears as well as a lot of money into fixing this house up over the years. We gutted the bathroom, nearly gutted the kitchen, reconditioned the original wood floors, painted the entire house, installed a new furnace, put in all new light fixtures, appliances, sinks, faucets, & put wood plantation shutters on the windows. We tried to preserve it the best we could so we replaced tile with retro style tiles and stripped& repainted the original interior doors. We tore off the awful vinyl siding on the exterior and installed new very attractive hardy board siding which resembles wood, and put up a new fence in the backyard. We hung shutters , established a lawn, and landscaped. We did most of the work ourselves. Our daughters were members of Pi Beta Phi sorority whose colors are wine & silver blue, so that are the colors we chose to paint the exterior --- silver blue siding with a wine door. We love this house & have affectionately worked to improve it over the years we have owned it.

My second daughter, Emily got married in March 2015 & her husband moved into the house with her. They rent the house from us and plan on living there for the next several years at least. They had a baby, our 1<sup>st</sup> grandson, Theodore 7 months ago. The baby's nursery window faces East. Directly out his window is the empty lot that would most likely become a parking lot. This will be very disruptive to Theodore's nursery. He would hear people coming & going, car doors slamming, and parking lot lights shining into his nursery. Rezoning to commercial would cause an upheaval in their lives and they would most likely have to move.

As I stated previously, the lot was zoned residential when we purchased our house. Aside from the fact that we are emotionally attached to our house & the fact that rezoning would be a big disturbance to our grandbaby, rezoning would also have a financial impact on us as homeowners. Having a convenience store & parking lot smack up next to our house would greatly diminish the value of our house. That is unfair to us as homeowners. We bought the property with lot next to us zoned residential and now , just like that, it can be rezoned commercial??? With a convenience store right next door, I can only imagine the noise not to mention the

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 12/5/16 ps

bottles and cans and trash that would no doubt be thrown on to our yard by it's customers who would be mostly students. The liquor store that is there now is one whole lot away from our house and it closes at 9pm. If a convenience store goes in on the lot right next to us, it will be a whole different atmosphere. The owners of the liquor store & proposed convenience store stand to profit greatly if this is approved and we will be shafted. A person doesn't have to be a real estate guru to understand that a house that sides right up to a commercial establishment is going to be very hard to sell. If this rezoning is approved our cute little house will be disrupted in every way.

Another important point I'd like to make is that Lindsey is the entrance off the highway to the University. From Berry on, it is a quaint drive all the way into the University. That is one reason we purchased our house. We love that it is on Lindsey in this historic area. The only commercial property along the way is the liquor store and thank goodness it is small. I would think the last thing any of us want is for the entrance street to our historic University to be lined with stores and commercial properties. The way it is right now, it's a nice quiet drive with a variety of old homes leading up to the University. By rezoning this lot and building the proposed building, it opens the door for future businesses to buy some of these historic old homes , tear them down & rezone as well. The next thing you know, the quiet , historic drive down Lindsey to the entrance of the University will resemble Branson. Please do not approve this rezoning.

Thank you very much,

MaryBeth & Lance Smith (home owner of 814 W Lindsey)

A handwritten signature in cursive script that reads "MB Smith". The initials "MB" are large and prominent, followed by the name "Smith" in a smaller, flowing script.

I give permission for my daughter or son in law Emily or Alex Cunningham permission to turn this in and have this filed on my behalf and sign for me if need be. Thank you!

**PETITION**

WE, THE UNDERSIGNED, being the owners of properties located within 350 feet of 800 W. Lindsey, Norman, OK (the "Subject Tract") have signed this Petition to register our joint and several opposition to the proposed rezoning or other permissive use of the Subject Tract to increase parking or otherwise expand its commercial use in any manner other than as currently configured.

<p>P 901 Wilson Street My Property Address</p>	<p><i>Jane Jones</i> Name:</p>
<p>P 1031 S. Flood Ave My Property Address</p>	<p><i>Lisa Long</i> Name:</p>
<p>1031 S. Flood Ave. My Property Address</p>	<p><i>Vict Long</i> Name:</p>
<p>NO match 1030 S. Lahoma Ave. My Property Address</p>	<p><i>Theresa Marks</i> Name:</p>
<p>NO match 1030 S. Lahoma Ave My Property Address</p>	<p><i>[Signature]</i> Name:</p>
<p>P 930 South Lahoma My Property Address</p>	<p><i>John E. Good, Jr</i> <i>Carolyn B. Campbell</i> Name:</p>
<p>My Property Address</p>	<p>Name:</p>
<p>My Property Address</p>	<p>Name:</p>
<p>My Property Address</p>	<p>Name:</p>
<p>My Property Address</p>	<p>Name:</p>

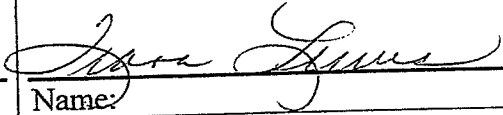

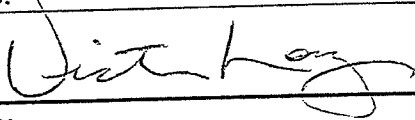
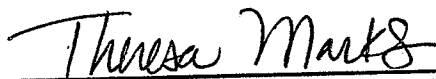


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901 Wilson Street My Property Address	<i>[Signature]</i> Name:	Duplicate
1031 S. Flood Ave My Property Address	<i>[Signature]</i> Name:	Dupl.
1031 S. Flood Ave. My Property Address	<i>[Signature]</i> Name:	Dupl.
1030 S. Lahoma Ave. My Property Address	<i>[Signature]</i> Name:	Dupl.
1030 S. Lahoma Ave My Property Address	<i>[Signature]</i> Name:	Dupl.
P 813 West Lindsey My Property Address	JEC ENTERPRISES, LLC By: <i>[Signature]</i> , Manager Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

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901 Wilson Street		Dupl.
My Property Address	Name:	
1031 S. Flood Ave		Dupl.
My Property Address	Name:	
1031 S. Flood Ave.		Dupl.
My Property Address	Name:	
1030 S. Lahoma Ave.		Dupl.
My Property Address	Name:	
1030 S. Lahoma Ave		Dupl.
My Property Address	Name:	
725 Wilson St		
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

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818 West Lindsey	Mary Naifeh
My Property Address	Name:
313 W. Lindsey	[Signature]
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:



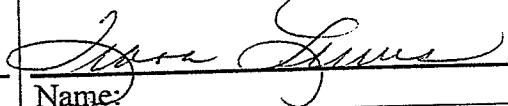

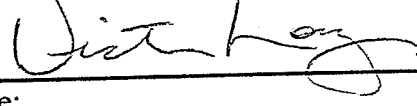
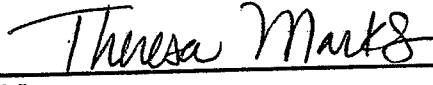
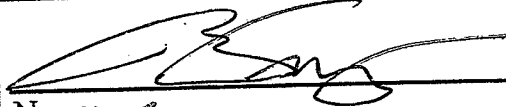
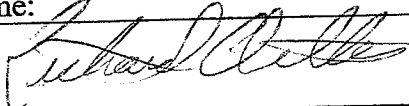
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<i>901 Wilson Street</i>	<i>[Signature]</i>	Dupl.
My Property Address	Name:	
<i>1031 S. Flood Ave</i>	<i>[Signature]</i>	Dupl.
My Property Address	Name:	
<i>1031 S. Flood Ave.</i>	<i>[Signature]</i>	Dupl.
My Property Address	Name:	
<i>1030 S. Lahoma Ave.</i>	<i>[Signature]</i>	Dupl.
My Property Address	Name:	
<i>1030 S. Lahoma Ave</i>	<i>[Signature]</i>	Dupl.
My Property Address	Name: <i>Ronald L. Mossie</i>	
<i>1037 S. Flood</i>	<i>[Signature]</i>	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

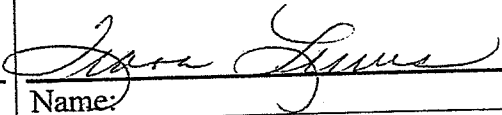
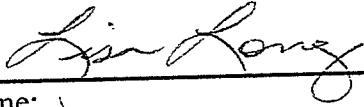
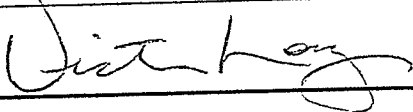
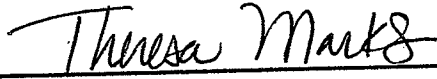
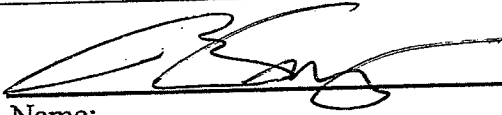
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1031 S. Flood Ave. My Property Address	 Name:	Dupl.
1030 S. Lahoma Ave. My Property Address	 Name:	Dupl.
1030 S. Lahoma Ave My Property Address	 Name:	Dupl.
P 942 S. Flood Ave. My Property Address	 Name:	
 My Property Address	 Name:	
 My Property Address	 Name:	
 My Property Address	 Name:	
 My Property Address	 Name:	

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1031 S. Flood Ave. My Property Address	 Name:	Dupl.
1030 S. Lahoma Ave. My Property Address	 Name:	Dupl.
1030 S. Lahoma Ave My Property Address	 Name:	Dupl.
P 920 S. Lahoma Ave. My Property Address	Penn Family Trust, Sarah & Perm Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

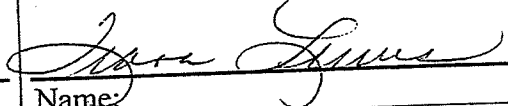

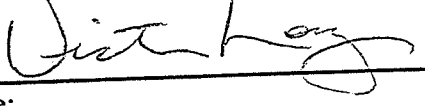
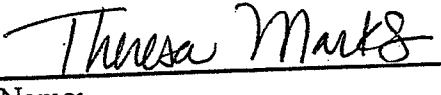
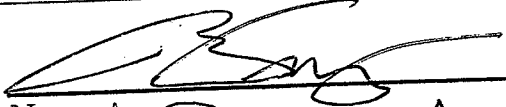
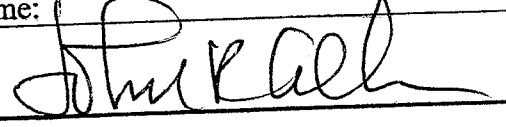
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<u>1030 S. Lahoma Ave.</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
<u>1030 S. Lahoma Ave</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
? <u>946 S. Flood Ave</u> My Property Address	<u>[Signature]</u> Name:	
? <u>946 S. Flood Ave</u> My Property Address	<u>[Signature]</u> Name:	
/ / My Property Address	Name:	
/ / My Property Address	Name:	
My Property Address	Name:	

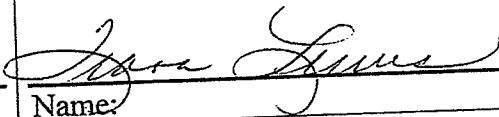

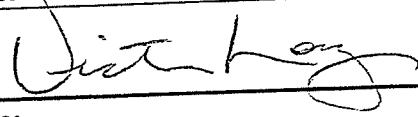
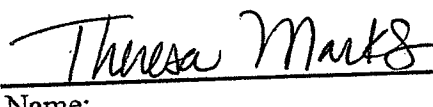
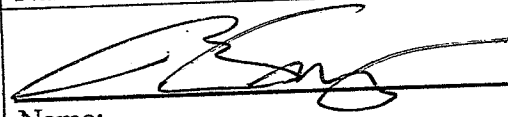
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<i>1031 S. Flood Ave.</i> My Property Address	 Name:	Dupl.
<i>1030 S. Lahoma Ave.</i> My Property Address	 Name:	Dupl.
<i>1030 S. Lahoma Ave</i> My Property Address	 Name:	Dupl.
P <i>712 W. Lindsey</i> My Property Address	 Name:	
My Property Address	Name:	
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My Property Address	Name:	
My Property Address	Name:	

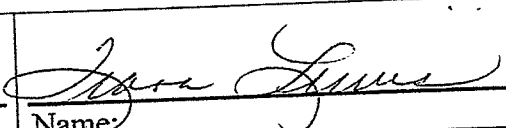
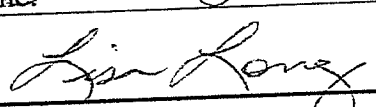
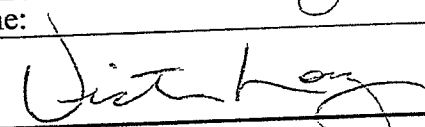
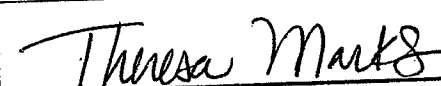
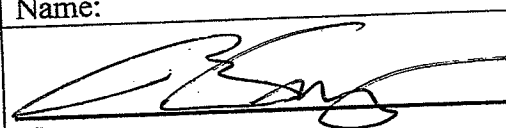
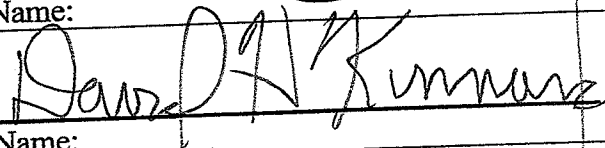
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1031 S. Flood Ave. My Property Address	 Name:	Dupl.
1030 S. Lahoma Ave. My Property Address	 Name:	Dupl.
1030 S. Lahoma Ave My Property Address	 Name:	Dupl.
P 933 S. LAhoma My Property Address	DOROTHY ELLEN MILLINGTON ESTATE Per Rep: SETH F. MILLINGTON Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

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My Property Address	Name:	
1031 S. Flood Ave.		Dupl.
My Property Address	Name:	
1030 S. Lahoma Ave.		Dupl.
My Property Address	Name:	
1030 S. Lahoma Ave		Dupl.
My Property Address	Name:	
942 Chantawana		Dupl.
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

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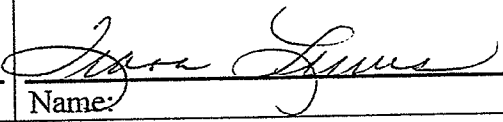

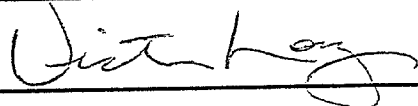
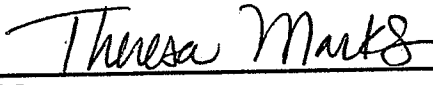
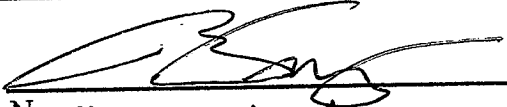
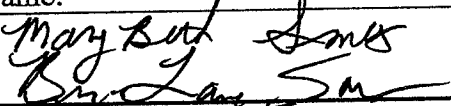
<u>901 Wilson Street</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
<u>1031 S. Flood Ave</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
<u>1031 S. Flood Ave.</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
<u>1030 S. Lahoma Ave.</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
<u>1030 S. Lahoma Ave</u> My Property Address	<u>[Signature]</u> Name:	Dupl.
<u>9395 LAYOMA AVE</u> My Property Address	<u>[Signature]</u> Name:	
 My Property Address	 Name:	
 My Property Address	 Name:	
 My Property Address	 Name:	
 My Property Address	 Name:	

P



## PETITION

WE, THE UNDERSIGNED, being the owners of properties located within 350 feet of 800 W. Lindsey, Norman, OK (the "Subject Tract") have signed this Petition to register our joint and several opposition to the proposed rezoning or other permissive use of the Subject Tract to increase parking or otherwise expand its commercial use in any manner other than as currently configured.

901 Wilson Street My Property Address	 Name:
1031 S. Flood Ave My Property Address	 Name:
1031 S. Flood Ave. My Property Address	 Name:
1030 S. Lahoma Ave. My Property Address	 Name:
1030 S. Lahoma Ave My Property Address	 Name:
814 W. Lindsey My Property Address	 Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:
My Property Address	Name:

Dupl.

Dupl.

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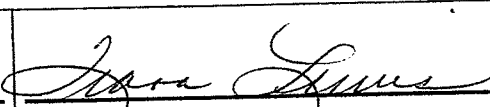
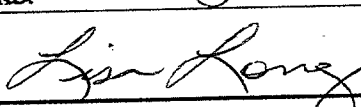
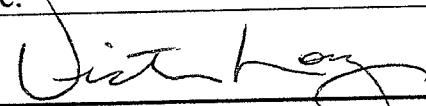
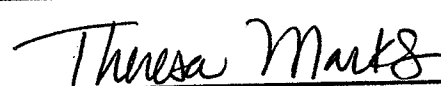
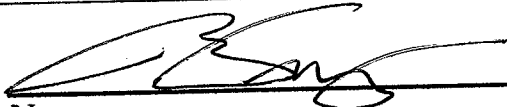
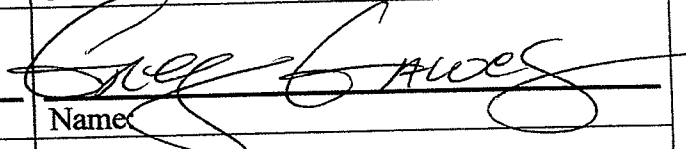
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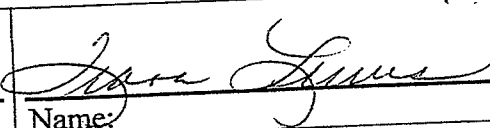
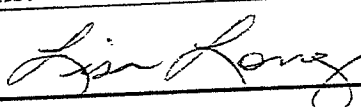
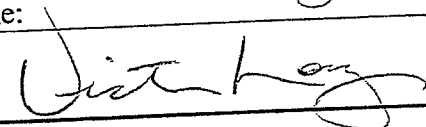
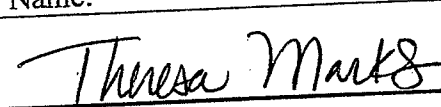
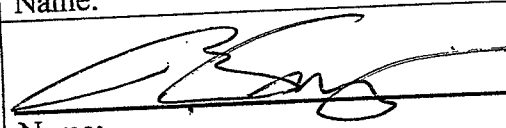
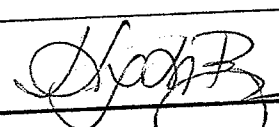
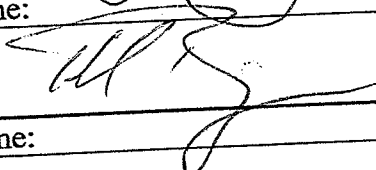
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My Property Address	Name:	
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My Property Address	Name:	
1030 S. Lahoma Ave		Dupl.
My Property Address	Name:	
1004 S. Flood		
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	

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1030 S. Lahoma Ave My Property Address	 Name:	Dupl.
P- 10390 S. Flood My Property Address	 Name:	
1039 S. Flood My Property Address	 Name:	
My Property Address	Name:	
My Property Address	Name:	
My Property Address	Name:	



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

## NOTICE OF REQUEST FOR REZONING

October 19, 2016

DEAR CITIZEN:

The purpose of this letter is to formally provide you with *Legal Notice* that 800 West Lindsey, L.L.C. has requested rezoning from C-1, Local Commercial District, and R-1, Single Family Dwelling District, to PUD, Planned Unit Development District, for property generally located at 800 West Lindsey Street. The applicant proposes a commercial project to allow for uses prescribed in a PUD, generally allowing C-1 uses and parking. You, as the owner of property within 350 feet of the applicant's property are being notified by mail so that you may have the opportunity, if you so desire, to express yourself as to whether or not this request should be approved. The Planning Commission will conduct a Public Hearing on the requested rezoning on **Thursday, November 10, 2016**, at 6:30 p.m. in the Council Chambers of the Norman Municipal Building located at 201 West Gray Street, Norman, Oklahoma. At that meeting, the public is invited to appear and protest or support the request for the rezoning. Any protest must be in **writing and include a signature** and be filed with the City Clerk **prior to 5:00 p.m. on Monday, November 7, 2016**, in order to be reported to the Planning Commission. If you are filing a protest on behalf of any entity other than yourself, please include your affiliation with the entity and authorization to sign on its' behalf. Any protests received after that deadline will be reported to the City Council. **Please be advised that e-mail transmissions cannot be considered as legal protest or support.** The subject property is more particularly described as follows:

The Northerly 120 feet of Lots One (1) and Two (2), in Block One (1), of OAKRIDGE ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said tract contains 0.35 acres, more or less.

Said Ordinance will be brought up for hearing and final passage at a City Council meeting subsequent to the Planning Commission meeting, and may be continued from time to time. Should you have a question regarding this letter of notice or the enclosed map, please call the Norman Planning Department at 307-7112. A staff member in the Department will be pleased to discuss this application and assist in answering your questions.

Secretary,  
Norman Planning Commission  
201-A West Gray Street (P.O. Box 370)  
Norman, OK 73069 (73070)

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