

G & G DEVELOPMENT, L.L.C.

1400 E. IMHOFF ROAD • NORMAN, OK 73071-4050 • PHONE (405) 329-1460

April 8, 2013

Norman Planning Commission
201 West Gray, Bldg. A
Norman, OK 73069

RE: Zoning Request dated March 20, 2013
Breckenridge Land Acquisition, L.P.

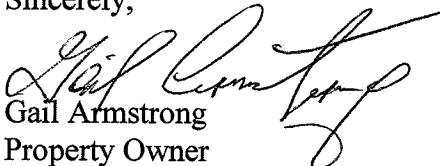
To Whom It May Concern:

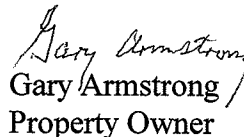
We received the legal notice that Breckenridge Land Acquisition, L.P., has submitted to the City of Norman for requested amendment of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Medium Density Residential Designation and rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development District, for property generally located on the south side of Imhoff Road approximately 900 feet east of Classen Boulevard. As a property owner adjacent to the west side of the above property, we are protesting the approval of the application.

We bought and built our company businesses in what was an industrial area according to City of Norman land use plans. We feel the City of Norman continues to need industrial development in this area instead of more apartments which have already inundated this area to the north. If this application is approved, we would be almost totally surrounded by apartments which would bring more traffic issues along with people to what was to be an industrial area originally.

We have various plots of developed and undeveloped land in the area and are very interested in our community's growth and development pattern. Therefore, we strongly urge you to reject this application.

Sincerely,


Gail Armstrong
Property Owner


Gary Armstrong
Property Owner

Encl.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/8/13

April 4, 2013

City Clerk of Norman Oklahoma
PO BOX 370
Norman, OK 73070

Re: Protest of Zoning Change by Breckenridge Land Acquisition, L.P. on Part of the West Half of the East Half of the Northwest Quarter of 9-8-2 (the "Property")

Dear Planning Commission:

As a concerned citizen, I hereby present this protest to the proposed zoning change.

The proposed change is not in accordance with the Norman 2025 Land Use and Transportation Plan (the "2025 Plan"). The 2025 Plan designates the Property for "Industrial" (I-2) zoning which is appropriate for the surrounding land use in this area. Allowing this zoning change will prevent the existing adjoining business from expanding which will be extremely detrimental to the economy of Norman.

Further, the proposed use for apartments will create an overabundance of apartment units in the area which will create vacancies. Vacant apartments will decrease surrounding residential property values. Vacant apartments also post a threat to the general welfare of the community.

The proposed zoning change will also create safety concerns due to the adverse increase in traffic which will be harmful and detrimental to the public welfare. Apartment use is not appropriate in this location.

The proposed zoning change is not within the harmony, spirit or intent of the 2025 Plan. Departing from the 2025 Plan for this Property will be detrimental to the economy, property values and safety of the citizens of Norman.

As a concerned citizen, I strongly urge the Planning Commission to deny this zoning change.



FILED IN THE OFFICE
OF THE CITY CLERK
ON 4-8-13

April 4, 2013

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

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4-4-13

Re: Application of Breckenridge Land
Acquisition, L.P. to amend the
Norman 2025 Plan and rezone
property on south side of Imhoff
Road, east of Classen Boulevard

Ladies and Gentlemen:

I am writing as President and on behalf of Hitachi Computer Products (America), Inc. with respect to the referenced application. Hitachi's property is immediately east of the referenced tract and is the location for Hitachi Computer Products (America), Inc. Manufacturing and HDS International Distribution Facility. This letter shall serve as Hitachi's formal protest of the Breckenridge application.

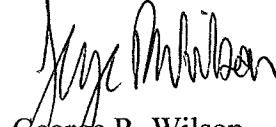
Hitachi located its plant in Norman in 1986. Since that time it has been a successful contributor to the Norman economy and has undertaken significant expansions of its plant in 1988, 1990 and 2010. When Hitachi located in Norman it did so in view of Norman's vision of creating a light industrial area along the Highway 9 corridor. That vision was to identify an area suitable for light industrial development where Norman could attract light industry users with similar and synergistic uses. Hitachi would have viewed its location differently had it understood that the contiguous light industrial area along Highway 9 would be divided into mixed uses.

The original vision of a light industry district has already been eroded by previous zoning changes. Hitachi is very concerned that if that vision is further eroded through the referenced application or others, Norman will suffer consequences detrimental to its citizens and to its economic growth. If, contrary to the original vision, the Highway 9 corridor is converted to a patchwork of multiple uses, light industry users interested in locating in Norman will be forced to locate elsewhere, probably close to non-industrial uses, thereby furthering the patchwork nature of Norman zoning. Just as home owners often prefer to live in neighborhoods among other home owners, industrial users prefer to be located among other industrial users. Shared expectations regarding land use enhance the attractiveness and value of a property to industrial users. The lack of large contiguous industrial spaces in Norman will make the city less attractive to Hitachi and other industrial users. The prospect of this result can be minimized by preserving the remaining undeveloped portions of the Highway 9 corridor for light industrial use.

In addition, Hitachi is concerned that the proposed development will lead to inevitable conflict with Hitachi's use of its current site. Hitachi last expanded its plant in 2010 and already is considering further expansion. One likely expansion will be expanding the current facility to Hitachi's west property line (the east property line of the proposed Breckenridge development). This development will include a building of approximately 50 feet in height, a fire lane west of the building, truck docks and a drive for employee access, all located as near as possible to the property line. Attendant to this development will be 24 hour a day truck and passenger vehicle traffic and truck dock operations. It is difficult to see how a multifamily residential development on the property to the west of this intense use could be designed to avoid conflict. That conflict is not beneficial to Hitachi, the City of Norman or residents of the proposed development.

For these reasons Hitachi strongly opposes the application and respectfully requests that the Planning Commission recommend disapproval.

Very truly yours,



George R. Wilson
President