

6-4-20

Phyllis S. Villyard
2404 Camelia St.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6/4/20

I would like to protest
the plans for the corner of
Hwy 9 & NE 24th. Why not put
things in that we need a
Senior Citizens The traffic would
make it harder to get out of
our neighborhood among other things
Phyllis Villyard

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 6/8/2020

Name: June + Joe Keyes

Address: 2704 Cimarron dr, 73071

Signature: June Keyes

PEBBLE BROOK HOMEOWNER

Wiley Robinson
2708 Cimarron Dr.
Norman, OKLA. 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6/8/2020

As it concerns the development of land NORMAN 2025 land use.
I am very opposed to changes that would allow the development
and proposed building of the Senior Living facilities that
would extend above a single story dwelling. I am opposed
to the fact that the privacy of my house and backyard would
be lost and would therefore adversely affect the resale & value
of my house and property. After approval what is in place
to prevent other owners in changing the buildings to increase
their height? There isn't enough buffer space planned
to separate the noise from the proposed building area and
our neighborhood other than the street. Therefore I am
opposed to changing the zoning of the property.

Wiley Robinson

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: JASON MUELLER

Address: 2808 C. MARLOW DR - NORMAN, OK 73071

Signature: JASON MUELLER

ST. JAMES PARK HOMEOWNER

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OF THE CITY CLERK
ON 6/8/2020

Notice to Pebble Brook Residents:

Attached is an example of a protest letter in case you want to protest the zoning change and proposed development of the 30 acre parcel of land located at the southwest corner of the intersection of Highway 9 and 24th Ave SE. This example was provided yesterday evening at a Neighborhood Advisory Committee meeting I attended with several St. James Park residents and neighborhood developer Don Cervi.

Please remember any protests must be in writing and include a signature and be filed with the City of Norman Clerk (201 W. Gray) prior to 5:00 pm by NEXT Monday, on Monday, June 8, 2020.

Delayne Dye,

President, Pebble Brook Homeowners Association

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Paula D Morton

Address: 2408 Camelia St
Norman OK 73071

Signature: Paula D Morton

PEBBLE BROOK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Tyler Oliphant

Address: 2809 Bretford way

Signature: 

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Michael Jones

Address: 2321 Kimball Dr Norman, OK 73071

Signature: Michael Jones

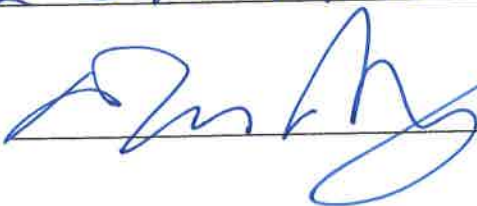
ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Don Annesley

Address: 2313 Kimball Dr.

Signature: 

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: BCH

Address: 2222 KIMBALL DRIVE

Signature:  (Manager)

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Nichole Ransom

Address: 2248 Bretford Way Norman OK 73071

Signature: Nichole Ransom

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Janeane & Jacqueline Mogendi

Address: 2252 Bretford Way OK 73071

Signature: Jacqueline Mogendi

arati111@hotmail.com

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Bryan Rogers

Address: 1308 Bretford Way

Signature: [Signature]

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: ^{Linda} Jerome K Nevels

Address: 2312 BRET FORD WAY

Signature: Jerome K Nevels

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Nicole Cook

Address: 2320 Bretford Way

Signature: Nicole Cook


ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Apple Construction LLC

Address: 2329 BRETFORD WAY AND 2328 BRETFORD WAY

Signature: 
Ali FARZANEH
Manager

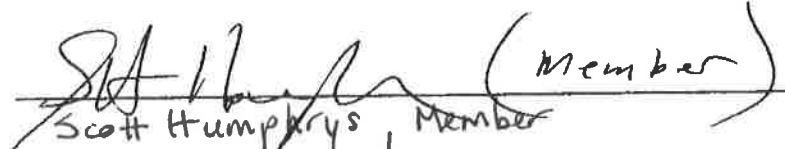
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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: CMG LLC

Address: 2337 BAETFOED WAY

Signature:  (Member) 6/4/20
Scott Humphrys, Member

ST. JAMES PARK HOMEOWNER

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ON 6-8-20

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Lawrence Wayland Switzer

Address: 2321 Bretford way Norman OK 73071

Signature:  6/4/20

ST. JAMES PARK HOMEOWNER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6-8-20

Chris and Lora Hoggatt
2317 Bretford Way
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6/8/2020

June 8, 2020

City of Norman Planning Commission
201 W Gray St.
Norman, OK 73069

RE: Norman Regional Hospital PUD Proposal

Dear Commissioners:

We own property at 2317 Bretford Way. Our property's northern boundary is adjacent to the property on which the Norman Regional Hospital System is proposing to build a new campus and a commercial development. We would like to formally protest this development given our concerns below:

1. Their proposal does not match what was shown to the HOA or Council previously. This is a full blown commercial development.
2. The service road that goes along all of the houses on Bretford Way is unnecessary and will be a nuisance. These roads are commonly used as rest stops for truck drivers and other illegal activity. It is where dumpsters are going to be placed, which means trash will collect against the fences of nearby homeowners. We request this be removed from their site plan.
3. The applicant told neighbors they were putting senior living along 24th, however they have included in their PUD document that the residential component of their development will meet RM-6, Medium Density Apartments, one of the densest zoning districts allowed by the City. This is misleading neighbors as to what will be developed.
4. The applicant told neighbors the development would all be one story but their PUD document states all development may be two stories.
5. The PUD document only requires 30' between the commercial developments and the neighboring residential properties on Bretford.
6. The PUD document only requires a 6' wood fence between the development and the neighboring residential properties on Bretford. We demand a decorative masonry fence along with a wide properly landscaped buffer.

We feel the Norman Regional Hospital System is meant to be a community partner; however, they have repeatedly changed their plans and have made false commitments to neighbors.

While we and other neighbors might support a hospital location on the corner with a large green space between the development and the residential properties, we cannot support a large scale commercial development that will create traffic, noise, trash, and other issues. The City is full of retail and office space that sits empty. Creating more retail and office spaces will only perpetuate the issue. Planning Commission and City Council should prioritize infill over developments of this size in primarily residential areas. Please consider our requests when voting on this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Chris + Lora Hoggatt". The signature is written in dark ink and is centered below the "Sincerely," text.

Chris and Lora Hoggatt

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Chris Hoggatt

Address: 2317 Bretford Way

Signature: 
chlhoggatt@sbcglobal.net

ST. JAMES PARK HOMEOWNER

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ON 6/8/2020

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Erin Simpson Erin Simpson

Address: 2251 Bretford Way Norman 73071

Signature: Erin Simpson

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: TERRY Dillingham

Address: 2249 Bretford Way

Signature: Terry Dillingham

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Mark Duncan

Address: 2245 Bretford Way Norman, OK

Signature: 

ST. JAMES PARK HOMEOWNER

braindr@shxglobal.net

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ON 6/8/2020

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Keera Perkins

Address: 2241 Bretford Way

Signature: 

keera.perkins@yahoo.com

ST. JAMES PARK HOMEOWNER

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 6/8/2014

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: ST. JAMES PARK, LLC

Address: ANTALHEI

Signature: B. J. Smith MEMBER

ST. JAMES PARK HOMEOWNER

FILED IN THE OFFICE
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ON 6-8-20

St. James park section 6 Homesite prices

- 2805 Bretford way
- 2801 Bretford way
- 2341 Bretford way
- 2325 Bretford way
- 2226 Bretford way
- 2900 Southhampton drive
- 2904 Southhampton drive
- 2912 Southhampton drive
- 3001 Southhampton drive
- 2332 Bretford way
- 2240 Bretford way
- 2230 Bretford way
- 2203 Kimball drive
- 2219 Kimball drive
- 2227 Kimball drive
- 2301 Kimball drive
- 2305 Kimball drive
- 2309 Kimball drive
- 2312 Kimball drive
- 2214 Kimball drive

St James park sections

2501 Birmingham drive
2505 Birmingham drive
2509 Birmingham Drive
2513 Birmingham Drive
2517 Birmingham drive
2521 Birmingham drive
3109 Birmingham drive
3113 Birmingham drive
3117 Birmingham drive
3205 Birmingham drive
3209 Birmingham drive
3213 Birmingham drive
~~3217 Birmingham drive~~
~~3223 Birmingham Drive~~
~~3227 Birmingham drive~~
3217 Birmingham drive
3223 Everton Court
3227 Everton Court
3231 Everton Court
3303 Everton Court
3307 Everton Court
3301 Birmingham drive
2504 Everton Lane
2508 Everton Lane
2516 Everton Lane
2520 Everton Lane
2524 Everton Lane
2528 Everton Lane

St. James Park Section 5

3300 BIRMINGHAM DRIVE
2506 CHARLTON DRIVE
2514 Charlton drive
3200 Birmingham drive
3204 Birmingham drive
3208 Birmingham drive
3212 Birmingham drive
3216 Birmingham drive
3215 Watford COURT
3211 Watford COURT
3206 Watford COURT
3210 Watford COURT
3214 Watford COURT
2511 Everton Lane
2503 Everton Lane
3125 Langley drive
3121 Langley drive
3117 Langley drive
3113 Langley drive
2502 Birmingham drive
2518 Birmingham drive
3010 Birmingham Drive
3014 Birmingham drive
3100 Birmingham drive
3104 Birmingham drive
3108 Birmingham drive
2515 Charlton drive
2511 Charlton drive

St. James park sections

2507 Charlton brive

2503 Charlton brive

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ON 6/8/2020

Name: DAVID L. LEWIS

Address: 2412 Camelia St Norman OK 73071

Signature: 

PEBBLE BROOK HOMEOWNER

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Sheri J. Childress

Address: 2413 Cimarron

Signature: *Sheri J. Childress*

PEBBLE BROOK HOMEOWNER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6/5/20

3005 24th Avenue SE
Norman, OK 73071
405-638-8229
June 4, 2020

FILED IN THE OFFICE
OF THE CITY CLERK
ON 6/4/2020

City of Norman
Planning Commission
201 West Gray Street
Norman, OK 73069

Dear Members of the Planning Commission:

I am exercising my right to protest the proposed 30-acre commercial development by the Norman Regional Hospital Authority (NRHA) which is located at the southwest corner of the intersection of State Highway 9 and 24th Avenue SE.

My protest includes and is not limited to the following:

1. Residents of Pebble Brook housing addition and St. James Park housing addition, of which I am a homeowner, were not adequately informed of the project nor were we involved in any way in the planning, proposal, design, etc., of the proposed development.
2. The dramatic increase in: noise from sirens; light pollution; traffic at Highway 9 and 24th Avenue SE, an already dangerous intersection; potential traffic accidents; added traffic through the neighborhoods; added traffic and noise from delivery vehicles and trash vehicles on the site.
3. The negative impact in the quality of life of the proposed development specifically on the residents of Bretford Way which backs up to the proposed development.
4. The lack of the formation of a Neighborhood Advisory Committee by the NRHA which was promised to the homeowners of St. James Park.
5. The potential negative effect on property values in St. James Park by the development.
6. The increased traffic and potential for more accidents at Ann Branden Blvd. and Classen Blvd. which is already a very dangerous intersection.
7. A seeming disregard for locating the proposed development in an area that is not primarily residential.

Sincerely,



Patricia Chojnicki, St. James Park Homeowner

Cc: Sereta Wilson, Ward 5 Council Representative

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Name: EDMUND CHOJNICKI

Address: 3005 24th AVE SE, NORMAN, OK 73071

Signature: Edmund Chojnicki 6/6/2020

ST. JAMES PARK HOMEOWNER

I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: CHRISTOPHER BECHER

Address: 2233 BRETFORD way

Signature: 

ST. JAMES PARK HOMEOWNER

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Name: Matt Mungle

Address: 2222 Bretford Way Norman 73071

Signature: 

mmungle@srnradio.com

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Josh Craig

Address: 2221 Bretford Way

Signature: 

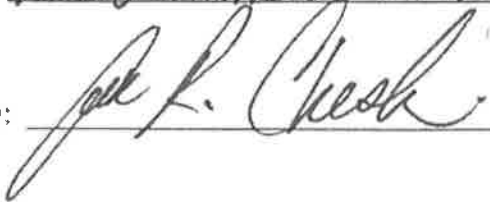
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Name: Alan Cheshier

Address: 2308 Kimball Drive

Signature: 

ST. JAMES PARK HOMEOWNER

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Name: JASON WISDOM

Address: 3016 Bretford Way

Signature: 

6/4/20

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Bradley K Stanton

Address: 201 Birmingham Dr.

Signature: 

6/4/20

ST. JAMES PARK HOMEOWNER

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I would like to exercise my right to protest the proposed 30 – acre commercial development by the Norman Regional Hospital Authority. The proposed Planned Unit Development is generally located at the southwest corner of State Hwy. 9 and 24th Avenue S.E.

Name: Nikki Morrow

Address: 2301 Dretford Lane Norman OK 73071

Signature: Nikki Morrow

ST. JAMES PARK HOMEOWNER

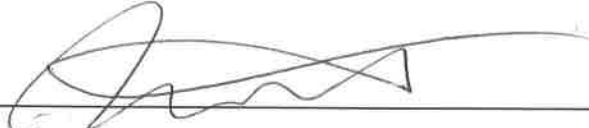
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Not Owner of Record

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Name: Jarol Hunt

Address: 2305 Brefford Way

Signature: 

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Not Owner of Record

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Name: Tom Muogant

Address: 2329 KIMBALL DRIVE

Signature: Tom Muogant

ST. JAMES PARK HOMEOWNER

gtomm1959@gmail.com

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ON 6/8/2020

Not Owner of Record