

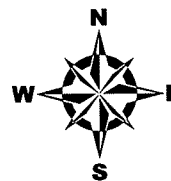
# Protest Map

4.76% 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.



Scale: 1" = 150'  
June 12, 2012

-  Subject Tract
-  Protest
-  Notification Area
-  Protest Outside Notification Area

June 5, 2012

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 6-11-12

The City of Norman  
Attn: Planning and Community Development Dept.  
201 West Gray Bldg A  
P O Box 370  
Norman, OK 73069-73070

I live at 914 Monnett Avenue right next to lots 38, 39 and 40, 42, State University Addition where the proposed MDU development is to be built. I will be in Florida until the first of July and will not be able to attend the June 14, 2012 meeting. I spent a very large amount of money restoring my Arts and Crafts home and landscaping my property, which has been in the family since 1917. Here are my concerns.

**Water run off**

I have a very large basement and would like to know where the water run off will go. The proposed project has a lot of roof line and past assurances that water run off will not be a problem have not been met. Ask Nancy Blake at 907 Monnett Avenue.

**Trash and traffic noise**

Jim Miller put up a fence dividing our two properties many years ago. The proposal shows no fence so trash and people from the garage will come into my property. I work out of my house but I would like to sleep in without hearing cars starting up from the open garage at 6:00 AM. Why not enclose the garage?

**Privacy**

For me that will be a thing of the past.

**Property management**

Who is going to be the property manager?

**Construction traffic and parking**

Where will the construction trucks park? My parking requires alley access and many times it is blocked by delivery trucks. Where will the delivery trucks for the retail stores park? Where will the guest park?

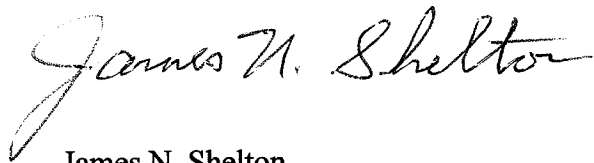
**Construction**

How long will the construction last and what is the start time in the morning?

## **Infrastructure**

There is no real infrastructure to support this MDU project. We already have problems with the lack of infrastructure and this project will increase the existing problem. Garbage trucks have destroyed the street curbs and emergency vehicles have difficulty getting down Monnett Avenue. I know the land needs to be developed but this type of development scale is going to increase the existing problems.

Sincerely

A handwritten signature in cursive script that reads "James N. Shelton". The signature is written in black ink and is positioned above the printed name and phone number.

James N. Shelton  
Cell 858-383-3945

TO: City Planning Commission

FROM: Valli Marti, 518 Macy St.

*Valli Marti*

SUBJECT: MB Real Estate II request for amendment from R-3 to MUD

DATE: June 3, 2012

I do not object to the multi-use as such, but I do not think the 3-story height should be allowed especially with the structure nearly abutting the property line to the north. The adjacent lot has a well-maintained and attractive one-story house which will be effectively dwarfed and cut-off from any southern view by the height of the proposed project. As well, residents on the third story of the proposed building will have a view into many backyards along and homes along Monnett and Jenkins to the north, thus invading their privacy.

And, although the area is already zoned R-3 allowing a 3-story structure, I urge you to reconsider the proposed architectural plan for this project, perhaps asking that the foot-print be adjusted so that the project is set further from the adjacent property to the north. Additionally, the proposed project is not architecturally congruent with the Craftsman style of the area and the height is not appropriate for the Prairie setting of the town, especially in the core area.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 6/7/12

May 25, 2012

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

We received your letter dated May 24, 2012, entitled NOTICE OF REQUEST FOR NORMAN 2025 LAND USE AND TRANSPORTATION PLAN AMENDMENT AND REZONING. As stated in your letter, the subject property is more particularly described as follows:

Lots 38, 39, and 40-42, Block 4, STATE UNIVERSITY ADDITION to Norman, Cleveland County, Oklahoma.

Said tract contains 0.40 acres, more or less.

As the owners of property within 350 feet of the applicant's property, and in appreciation for the opportunity to express ourselves regarding the applicant's request, we hereby submit our **protest in writing**, which we will file with the City Clerk **prior to 5:00 p.m. on Monday, June 11, 2012**, in order to be reported to the Planning Commission.

**Reasons for our protest:** See attached copy showing "concerns" we brought up at the Pre-Development Meeting in April. Please note particularly the item circled in red. Since that meeting, if the applicant has re-designed and scaled down the structure to "fit" the location, we would need to see the new plan before considering withdrawing our protest.

Respectfully,

*Victor & Elizabeth Jackson*

Victor & Elizabeth Jackson  
763 Jenkins Ave.  
Norman, Oklahoma 73069

Attachment (1)

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 6-6-12

4/26/2012

To: City of Norman Department of Planning and Community Development

From: Victor & Elizabeth Jackson, 763 Jenkins Ave., Norman, OK 73069

Re: Our concerns about Case Number: PD12-16 (Applicant: MB Real Estate II)

- "Green" building?
- On-site landlord?
- Storm-water runoff?
- Load on main sewer line?
- Effect on neighborhood electric/gas power and existing satellite dishes?
- Dedicated "public street" parking spaces?
- What types of Retail? Noise?

- Effect on alley? Traffic? Wear & Tear?

-- Within half a block there are 2 small strip malls and 2 apartment houses - both with parking lots.that, in total, have about 50 cars that access the alley, which is narrow, poorly surfaced, and with posted 15 mph speed limit with which very few comply.

- On North side, zero setback from neighbor's property-line fence?

-- Provides no access for construction/repair/safety vehicles.

*Victor Jackson*  
*Elizabeth Jackson*