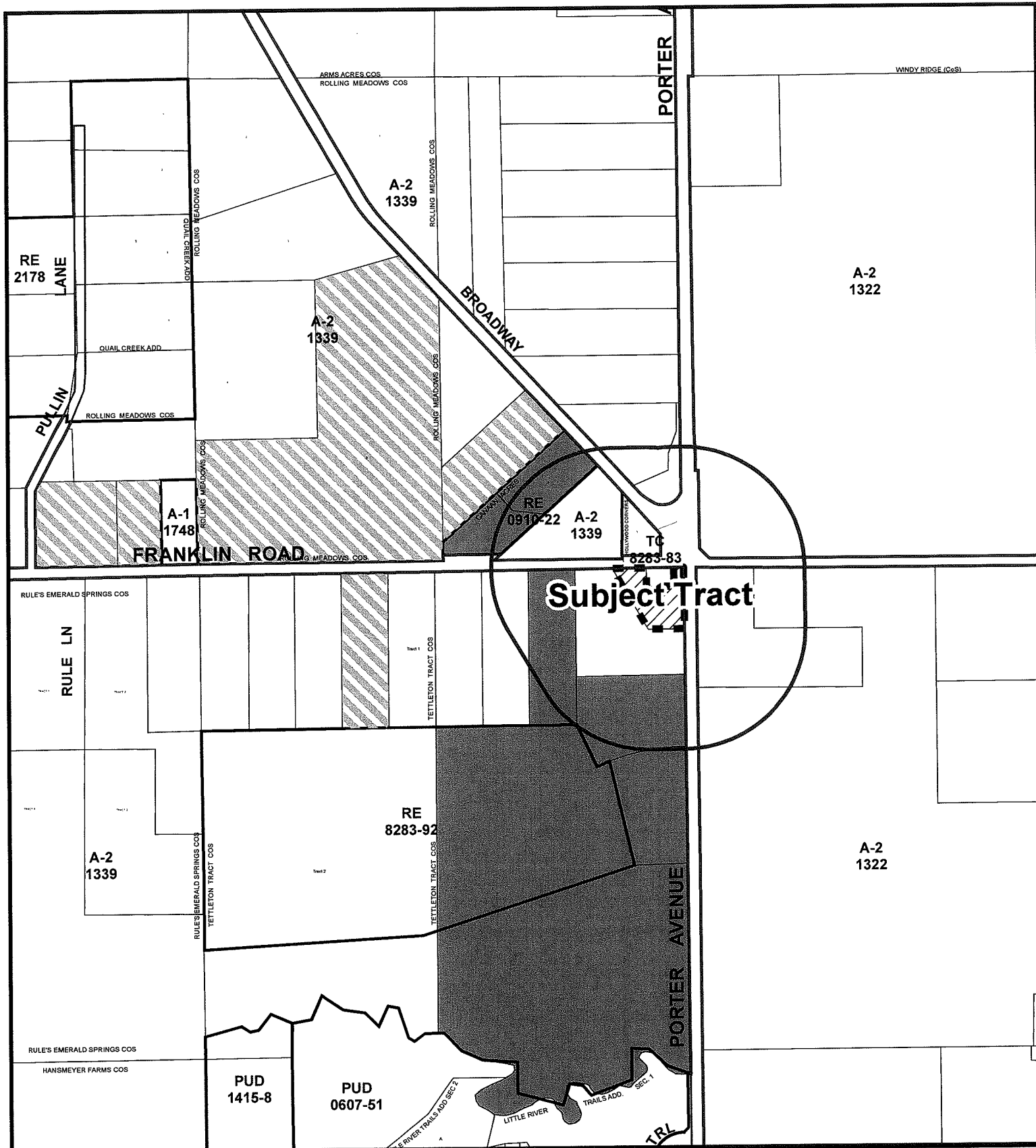


HOLLYWOOD CORNERS STATION, L.L.C.
4712 N. Porter Avenue

Resolution No. R-1718-25
Ordinance No. O-1718-31

PROTESTS AS OF 2/6/18

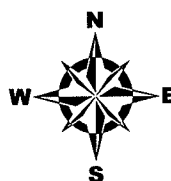


Protest Map

26.6% Protest 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.



0 350 700 Feet

February 6, 2018

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

February 4, 2018

Norman Planning Commission
201-A W. Gray Street
PO Box 370
Norman, OK 73070

Re: Hollywood Corners Station, LLC

To Whom It May Concern:

Here is a brief history of the situation with Hollywood Corners:

We fully supported and promoted Hollywood Corners when it opened in 2015. We were faithful customers who were there at least weekly. In September of 2016, they changed their format from a deli to a live music venue with a bar. The volume of the music, profanity from the PA system, parking, motorcycle noise and (presumably) drunk drivers became an issue shortly after that. We, as well as several other property owners in the area, began communicating with Hollywood Corners regarding noise issues in November of 2016. We originally contacted Rodney Carothers, the new General Manager, concerning the music volume from a Veteran's Day event. During that event we could hear music inside our home over the television. The volume of the music literally rattled our windows. We continued to communicate with Mr. Carothers until March of 2017. We asked him to be a good neighbor and consider the homes in the area and reduce the level of sound. Mr. Carothers said a lot of good things but the reality was that when they opened the 2017 season, there was absolutely no change in volume or level of bass. In fact, we were told by a NPD officer that Hollywood Corners had additional outdoor speakers installed. It was at that point we realized that trying to be a good neighbor and communication with Mr. Carothers was pointless. That's when we took our questions about their licensing, zoning, parking and building encroachments to the city.

As a specific example of how the sound impacts our lives, on May 15 of this year, we had our grandchildren staying with us because their parents were out of town. It was Monday evening, a school night, and the music was so loud inside our home that our grandchildren were not able to go to sleep even with a sound machine operating in the bedroom. We live in an approximately six-year-old brick home that is well insulated with double pane windows. The bedroom that the grandchildren were attempting to go to sleep in, is on the side of the house that is away from the noise and all windows and doors were shut. And yet, they couldn't go to sleep because of the booming music! We can give you many such examples of how, even inside our home, with the television on and all windows and doors shut, we can still hear the music. This doesn't even take into account how loud it is on the outside of our home.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/5/18 *AK*

#6

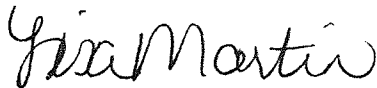
Hollywood Corners currently operates a full bar in an agricultural zone (A-2). They have built a permanent structure, that was permitted as a temporary structure, and graveled a parking lot in the WQPZ. Additionally, they are licensed as a restaurant and we have serious doubts whether their food to alcohol ratio are compliant to that licensing. The city is no longer issuing noise variances to them because of the number of complaints they have received. These complaints have come from as far north as Indian Hills Road as per a NPD Officer.

Every attempt to compromise or ask for respect or consideration has been futile. They popped up this type of business in an established residential neighborhood and have shown no consideration for the surrounding homeowners. In our zoning, RE, noise limits are listed as 55db during the day and 50db after 9:00 pm. They violate this ordinance every single time they have an outdoor event. Each time I leave my house or return home I pass a sign that jake brakes are prohibited. Plus, the City of Norman has just spent millions of dollars to silence trains as they travel through the city limits. These are only occasional noise issues. Yet Hollywood Corners is allowed to operate over the noise ordinance 2-5 hours a day a minimum of 4 days a week. To put that into perspective, we are not able to use and enjoy our outdoor, rural space most of the evenings in the spring, summer and fall. This does not even address motorcycle noise, parking and drunk drivers. (Two mailboxes have been run down and one yard had serious damage from a driver going through it.)

We strongly object to the proposed rezoning Hollywood Corners has submitted. This is completely unacceptable to us as homeowners who made a choice to live in a rural setting. We respectfully ask that Hollywood Corners be held to the same ordinances and laws as every other business or property owner in Norman. We ask that you deny this rezoning application.



Randy L. Martin



Lisa Martin
4950 Broadway
Norman, OK 73069

February 4, 2018

To whom it my concern,

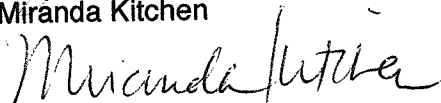
Our family lives at 277 W. Franklin Rd. We are located 1/4 mile west of the Hollywood Corners site. We oppose the Hollywood Corners request in its current form. We moved to this location almost a decade ago and enjoy the peace and quiet that a low-density area in Norman has offered our family. Since September of 2016, Hollywood Corners management has brought in bands and musicians to play amplified music on a large outdoor stage on a nightly basis. The past year and a half has been very stressful for our family and children. During these outdoor events, the windows in our home rattle, our children cannot sleep at night, and we can no longer enjoy quiet outdoor evenings on our property. Our major concerns are as follows:

- 1) The City of Norman has a noise ordinance that does not allow outdoor amplified music without a Noise Variance permit. We are in agreement with the city of Norman that the noise ordinance was enacted and put in place to protect its citizens from noise pollution. An attempt to create a permanent noise variance for any individual or business, which clearly violates the city ordinance, is unprecedented and unreasonable.
- 2) Parking and Traffic at Hollywood Corners is dangerous. There are several times a week that patrons are parked in the city right of way, medians, and on personal residential property. Recently, Hollywood Corners has procured parking on the Northeast corner of Franklin and Porter/Sunnylane. However, at this intersection, there are only stop signs with no traffic signals or crosswalks for patrons. Any and all of these parking solutions seem dangerous.
- 3) Hollywood Corners property is located in a WQPZ zone. If zoning is to change, the city should require the property to be platted and address the potential water pollution problems created by construction and traffic in this area.
- 4) Hollywood Corners is currently zoned A1 and has operated with special grandfathered use as a bait shop and deli. The future use of this area of Norman is designated as very low residential. Rezoning to a large music venue and Tavern/Bar does not appear to fit into this future. We have had patrons leave Hollywood Corners and hit our mailbox, speed down Franklin Road, lose control and drive into our yard.

We think Hollywood Corners is an excellent venue however we do not think the current proposal is good for the surrounding properties or the future development of this area within the City of Norman. Thank you for making our city a safe and peaceful place to live.

Josh Kitchen

Miranda Kitchen



FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/5/18 

#1

February 2, 2018

My name is Kevin Barnes. I live at 200 West Franklin Road. It's just west of Hollywood Corners. I also own an investment property at 4720 North Porter, which is just south of Hollywood Corners. I am a single father, raising my three (3) children on my own. Estalie is 14; Brody is 12; and Mirimonti is 6 years old.

I'm making contact with you to express my opposition to the upcoming vote on Hollywood Corners request for a zoning change. I will be out of town at my son's wrestling tournament on the evening of the hearing and vote.

The attached photograph was taken from Hollywood Corners Facebook page. In the left foreground is a member of the Mongols outlaw motorcycle gang. I would assume that some of the other people in the photo are gang members as well. I did not include this photograph or mention the Mongols in my previous letters to the city council out of concern for violent retaliation by the Mongols or any other motorcycle gang. As I said, I live alone with three school-aged children who count on me for their safety and security.

In addition to the deafening noise created by Hollywood Corners amplified music events and motorcycles, I am very concerned by potential for biker gang violence, drug-dealing, property crime, and drunk drivers in the area.

In my opinion, the manager at Hollywood Corners, Rodney Carothers doesn't use good judgment in catering to this kind of clientele. After running a background check on Mr. Carothers, he himself has a DUI, a domestic abuse case, financial cases and a variety of other run-in's with the law.

At an outdoor event last year, there were several vehicles that parked on my front lawn. When I went down to Hollywood Corners to complain, I found 200+ biker types drinking and partying on the property with no visible, uniformed security personnel on site. Mr. Carothers was unavailable as he was on the stage playing drums with his band. I do not believe Mr. Carothers has the skill or motivation to manage Hollywood Corners in a safe and responsible manner.


With the way it's being managed now, Hollywood Corners is a disaster waiting to happen. It's too loud. It's out of control. Its manager is out of control. In May 2015, in Waco, Texas, a gun battle broke out between police and rival motorcycle gang members at a motorcycle roadhouse similar to Hollywood Corners with four people being killed.

I don't understand how Hollywood Corners was able to obtain a liquor license. I don't understand how they were able to obtain a building permit for the outdoor stage and sound system. I don't know how things got this far off track at Hollywood Corners, but it is a nightmare come true living next door to it.

I respectfully request of you, before tragedy happens, vote no on any re-zoning request from Hollywood Corners that would allow it to continue to play loud music, cater to motorcycle gangs and continue down this path of destruction. I thank you for your time and consideration.

Warmest Regards,
Kevin Barnes



FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/5/18 

#9211

HOLLINER'S
CORNERS

Mongols



To Whom It May Concern:

My name is Rod Polston and I live at 4708 N. Porter Ave., and this letter is in response to the Notice of Request for Rezoning for Hollywood Corners. Allowing Hollywood Corners to rezone would not only be a mistake for the surrounding neighborhoods but the city of Norman altogether.

When Hollywood Corners originally opened we were very excited about it as it was a great family venue with good food and a great atmosphere. While I do believe that it could still a great venue, it has distinctly changed over the last couple of years to being a sandwich restaurant during the day and a biker's bar with extremely loud outdoor music at night.

My house is over a quarter mile away from Hollywood Corners to the southwest, keep in mind their music/speakers are projected to the northeast away from the direction of my home. The first time it became a problem was in the fall of 2016 when their music was so loud that my 3 year old daughter was crying because she couldn't sleep and kept asking me "daddy turn the music off" and my wife was also trying to sleep and couldn't. Sleep for her was extremely important at the time because our son was only three months old and was up and down all night.

I messaged Hollywood Corners and they said they would keep it down in the future but as I have now learned they were telling all the neighbors that with no intention of doing so. I have since messaged them and asked them why they feel the need to play the music so loud as it is such a small venue. They could have outdoor music and a great atmosphere and everyone could be accommodated if they would take the volume down a few notches or if they would put up some sort of sound barrier.

At this point they don't have any concern with violating the noise ordinance in place and giving them more leverage in that aspect will only make the situation worse.

Additionally, it is common now for beer cans/bottles to be thrown on the front of my property on the westside of Porter on a regular basis especially after nights with outdoor bands playing.

This side of town has several new neighborhoods being constructed and has a real opportunity to be a great area for the city of Norman. I hope that the elected officials that we have in place will use their good judgment in planning for the future of this important area of our city.

Sincerely, a very concerned citizen of Norman,

Rod Polston

FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/5/18

#12213

Feb 2, 2018

To Whom it may concern

FILED IN THE OFFICE
OF THE CITY CLERK
ON 02/2/18

Re: Hollywood Corners Station

4712 N. Porter Ave, Norman, OK

This is my formal complaint against the re-zoning of the above property.

The noise level at this business is beyond what neighbors should have to live with. It is like having a neighbor with his loud radio going, while trying to enjoy the peace on my own patio. However, this noise comes with much increased traffic.

The parking at the above location over flows to along side the streets of Franklin + Porter. People are entering and exiting their cars from the street. I have been uncomfortably close to not seeing some of these customers along the street.

I object to this continuing + to this rezoning that allows one business to be such a problem to most of the neighbors and those that drive on the streets around this business.

Donna Standefer
4996 Broadway, Norman

To: Norman Planning Commission

February 1, 2018

From: Allan & Linda Austin

701 W Franklin Rd

Re: Hollywood Corners

Rezoning To SPUD and

Amendment of the Norman 2025 Land Use

Attached is our September 2017 letter of protest to R-1718-9 and R-1718-25.

After all the previous postponements and now a change in request I am hoping we can finally get these requests shut down. Although, we and I'm sure the other residents around here, have enjoyed these winter months without the loud amplified outside music from Hollywood Corners.

We **COMPLETELY PROTEST** any zoning changes or amendments requested by Hollywood Corners. We understand that it is somewhat of a historic place in Norman as we have enjoyed shopping there for the 26 years we have lived here. We continue to go there for food and beverage. We even enjoy the Music inside but **CANNOT DEAL WITH THE AMPLIFIED OUTSIDE MUSIC**. If these requests are approved we will discontinue our presence there and will pass the word to all our Norman relatives and friends.

1. We have lived here and shopped Hollywood Corners for 26 years without any problems until the current owners began the amplified music. I doubt we would even be having this situation if **TOBY KEITH** was not the owner. **I wonder how he would feel if it were this close to his house.**

2) I'm sure all the postponement requests made were just to get them through these winter months until they could get back outside with the amplified music. As I said earlier these months have been fine but the outside amplified music which will return is not going to be acceptable much less modifying the zoning and ordinances to allow it to be even louder.

3) Our home is .6 miles from there and the amplified music is quite annoying. Some nights it was so loud we could even make out the words being sang. I can't imagine how bad it must be for those living even closer.

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OF THE CITY CLERK
ON 2/2/18 *PD*

- 4) This, according to a Realtor friend, has and will continue to decrease our property value even though our property taxes will continue to rise.
- 5) We have already recognized a property owner directly west of Hollywood Corner start to build by preparing the land then abruptly stopping. No doubt because of the noise.
- 6) Our inside dog can't even get used to it. I wonder how it affects other animals here, i.e. horses and cattle.
- 7) **It is totally unfair to all the homeowners around here to change anything to allow this to be even worse than it is.**
- 8) The business should not be able to play amplified music within the city of Norman according to Section 10-307 of the Norman Noise Ordinances, unless given a Noise Variance by the City of Norman.
- 9) They should have been abiding all along by the noise variances listed in Section 10-307 and by the 7 noise variances allowed PER YEAR by the City of Norman but they have not.
- 10) The enforcement of decibel levels coming from Hollywood Corners has been an issue since November 2016. Although assured the city is working to be able to enforce such measures, we have not seen that happen and have much concern that the enforcement problem will continue.
- 11) I can't imagine why the Planning Commission would even consider making these changes. **If any of you lived in this area you would not like it either. In my opinion HC should have already been ticketed for excessive noise.**
-

Allan Austin
Jada Austin

To: Norman Planning Commission
From: Linda Austin 701 W Franklin Rd
Allan Austin

9/14/2017

Re: Hollywood Corners

R-1718-9

R-1718-25

We did not see this agenda until September 12th and did not know until then that a letter was required by the 11th to file a protest. I was just planning to do so at the council meeting on the 14th. It appears to me now that the only action at the 14th meeting will be to vote on postponing discussion of these two items until October 12, 2017 so this letter should be sufficient.

I spoke to Rone Tromble today about my letter being late and she assured me that the matter would be postponed and my letter would be included.

We strongly protest approval of the above non-consent items on your agenda for the September 14, 2017 meeting or any future meetings. I wonder how Toby Keith would feel if it were this close to his house!!!



1. We have lived here for 26 years without any problems until Hollywood Corners was turned into a bar by the current owners.
2. The current noise level from Hollywood Corner is not acceptable now much less modifying the ordinances to allow it to be even louder. My house is .6 miles away from there and it is quite annoying. One night recently it was so loud I could even make out the words being sang. I can't imagine how bad it must be for those living even closer.

-
3. This has and will continue to decrease our property values even though our property taxes will continue to rise.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/14/17 *AL*

4. We have already recognized a property owner directly behind Hollywood Corner start to build by preparing the land and then abruptly stopping. No doubt because of the noise.
5. Our inside dog can't even get used to it. I wonder how it might be affecting all the other animals around here, i.e. horses and cattle.
6. It is totally unfair to all the homeowners around here to change the ordinances to allow this.
7. I can't understand why the Planning Commission would even consider this ordinance change. If any of you lived in this area you would not like it either. In my opinion Hollywood Corners should have already been ticketed for excessive noise.

Thank you

To: Norman Planning Commission (February 5th, 2018)

We are hereby protesting the proposed change of zoning Hollywood Corners Station, L.L.C. to SPUD, Simple Planned Unit Development located at 4712 N. Porter Avenue.

The reason for this protest is the total disregard for the peace and quiet of this neighborhood. Hollywood started off having live music on the patio once or twice a month for an hour or two at the most. This was fine because we did not want the building to sit empty and deteriorate.

Within months an outdoor mega stage was built and parking was expanded to the maximum and beyond. "Music" is now performed at least 5 nights a week until 10:30-11:00+ weekdays and 11 to 12am+ Friday through Sunday. We live 3/10 of a mile from Hollywood and the music is so loud we can sit in our living room and hear every note/boom. One can forget about sleeping or relaxing on the back porch until they see fit to stop playing.

On motorcycle night (at least once a week now), at closing time 20-35 cycles roar off in the middle of the night, again disturbing our rest.

We are in our late 60's and have always made Norman our home. Our parents lived in Norman for over 88 years. We know what living in Norman should mean and this Hollywood Corner is not it! The manager told the neighborhood he is going to have music every night and there is nothing we can do about it! We respectfully ask to not let Toby Keith and his Manager make a residential dead zone around Hollywood Corners. We live on Franklin Road for the peace and quiet of country living and we ask for you to restore our health and love of Norman by refusing this proposed change. Thank you.

Brian E. Goodman

Brian E. Goodman

FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/5/18

Suzi Newkumet

Suzi Newkumet

406 W. Franklin Road
Norman, Ok 73069

To: Norman Planning Commision

We are hereby protesting the proposed change of zoning Hollywood Corners Station, L.L.C. to T.C. Tourist Commercial District with Special Use for a Live Entertainment Venue and Special Use for a Nightclub or Tavern.

The reason for this protest is the total disregard for the peace and quiet of this neighborhood. Hollywood started off having live music on the patio once or twice a month for an hour or two at the most. This was fine because we did not want the building to sit empty and deteriorate.

Within months an outdoor mega stage was built and parking was expanded to the maximum. "Music" is now performed at least 5 nights a week until 10:30-11:00+ weekdays and 11 to 12am+ Friday through Sunday. We live 3/10 of a mile from Hollywood and the music is so loud we can sit in our living room and hear every note/boom. One can forget about sleeping or relaxing on the back porch until they see fit to stop playing.

On motorcycle night (at least once a week now), at closing time 20-35 cycles roar off in the middle of the night, again disturbing our rest.

We are in our late 60's and have always made Norman our home. Our parents lived in Norman for over 88 years. We know what living in Norman should mean and this Hollywood Corner is not it! The manager told the neighborhood he is going to have music every night and there is nothing we can do about it! We respectfully ask to not let Toby Keith and his Manager make a residential dead zone around Hollywood that we moved here for quiet and restore our health and peace we live in Norman for. Thank you.

Brian E. Goodman

Brian E. Goodman

Suzi Newkumet

Suzi Newkumet

406 W. Franklin Road
Norman, Ok 73069
September 11, 2017

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/11/17

To: The City of Norman OK Planning Commission, & City Council.

Reference: Hollywood Corners (4712 N Porter) Request for Norman 2025 Land Use & Transportation Plan & Rezoning dated Aug. 23, 2017.

From: Raymond & Nancy Hartman
608 W. Franklin Rd
Norman, OK 73069
405-760-0939

rhartman2@cox.net

As a property owner in this neighborhood for almost 30 years, & approximately .5 mile away we are **STRONGLY OPPOSED** to the request from Hollywood Corners. Over the last several months we have experienced several items of concern regarding Hollywood Corners we have listed below.

1. An amplified noise from music that is recognizable to even the words being recognizable inside our home. This affects our quiet country lifestyle.
2. The traffic & parking surrounding Hollywood Corners has increased greatly & has encroached on to the sides of Franklin Rd & Porter Avenue, extending as much as approximately 1/4th of a mile away from Hollywood Corners. This has even caused several of the neighbors having to put up signs reflecting No Trespassing, Private Property, & No Parking. The speed limit in our neighborhood is 50MPH, with the increase in traffic, parking, & activity we fear a traffic accident is likely if not eminent.
3. We fear our property values will decrease because of the noise & activity surrounding Hollywood Corners. One of our neighbors had begun construction on there property & has know stopped because of the noise & activity in the neighborhood.
4. Our pets, domestic livestock, & wildlife have also been subjected to extreme noise levels that affect there daily life.
5. It is unfair to us as Property Owners in our neighborhood to change our lifestyle for the profit & fun of Hollywood Corners & its Customers.

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OF THE CITY CLERK
ON 9/14/17 *AK*

6. We ask the City of Norman Officials, Hollywood Corners Owners, & Customers how you would like Your Lifestyle, Home, & Neighborhood to be subjected to the extreme noise, traffic, & activity?

7. We ask the City of Norman Officials why Property Owners beyond 350' were not officially contacted when the noise level & activity from Hollywood corners far surpasses 350'?

Don't get us wrong. Hollywood Corners is a Nice Deli in the Country, but it has gone to far with its noise, traffic, activity, & future plans. Again we, as Property Owners in the Neighborhood are STRONGLY OPPOSED to this request.

Thanks,
Raymond & Nancy Hartman

Raymond Hartman
Nancy Hartman

Sent from my iPad

To: The City of Norman OK Planning Commission, & City Council.

Reference: Hollywood Corners L.L.C. (4712 N Porter) Request for Norman 2025 Land Use & Transportation Plan & Request for Rezoning dated Jan. 17, 2018.

**From: Raymond & Nancy Hartman
608 W. Franklin Rd
Norman, OK 73069
405-760-0939**

**FILED IN THE OFFICE
OF THE CITY CLERK
ON 2-2-18 BH**

As a property owner in this neighborhood for almost 30 years, & approximately .5 mile away we are STRONGLY OPPOSED to the request from Hollywood Corners. Over the last 1.5 years we have experienced several items of concern regarding Hollywood Corners we have listed below.

- 1. An amplified noise from music that is recognizable to even the words being recognizable inside our home. This affects our quiet country lifestyle.**
- 2. The traffic & parking surrounding Hollywood Corners has increased greatly & has encroached on to the sides of Franklin Rd & Porter Avenue, extending as much as approximately 1/4th of a mile away from Hollywood Corners. This has even caused several of the neighbors having to put up signs reflecting No Trespassing, Private Property, & No Parking. The speed limit in our neighborhood is 50MPH, with the increase in traffic, parking, & activity we fear a traffic accident is likely if not eminent.**
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Don't get us wrong. Hollywood Corners is a Nice Deli in the Country, but it has gone to far with its noise, traffic, activity, & future plans. Again we, as Property Owners in the Neighborhood are STRONGLY OPPOSED to this request.

Thanks,

Raymond & Nancy Hartman

Raymond Hartman
Nancy Hartman

HAYES LEGAL GROUP, P.C.

Gaylon C. Hayes
Attorney At Law

Licensed in Texas and Oklahoma

6805 S. Western, Suite 500
Oklahoma City, Oklahoma 73139
Phone (405) 616-5045
Fax (405) 616-5062

Legal Assistant to Gaylon Hayes
Brooke Clarkston
brooke@hhlawfirm.com

February 2, 2018

The City of Norman
201 West Gray Street, Bldg. A Box 370
Norman, Oklahoma 73069

RE: Hollywood Corners Station, LLC

Dear Sir/Madam:

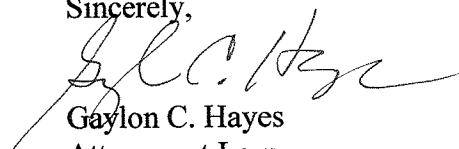
Please be advised I am responding to your letter of January 17, 2018, on behalf of Mary Ellen Hickman, an effected resident.

To that extent, please be advised that when the entity in question first opened it was too loud. Ms. Hickman's bedroom windows would shake from the sound.

She would protest the levels of sound as invasive and intrusive.

Your consideration is greatly appreciated. Should you need anything or have any questions, please do not hesitate to contact me.

Sincerely,


Gaylon C. Hayes
Attorney at Law

GCH/bc

FILED IN THE OFFICE
OF THE CITY CLERK
ON 2/2/18 