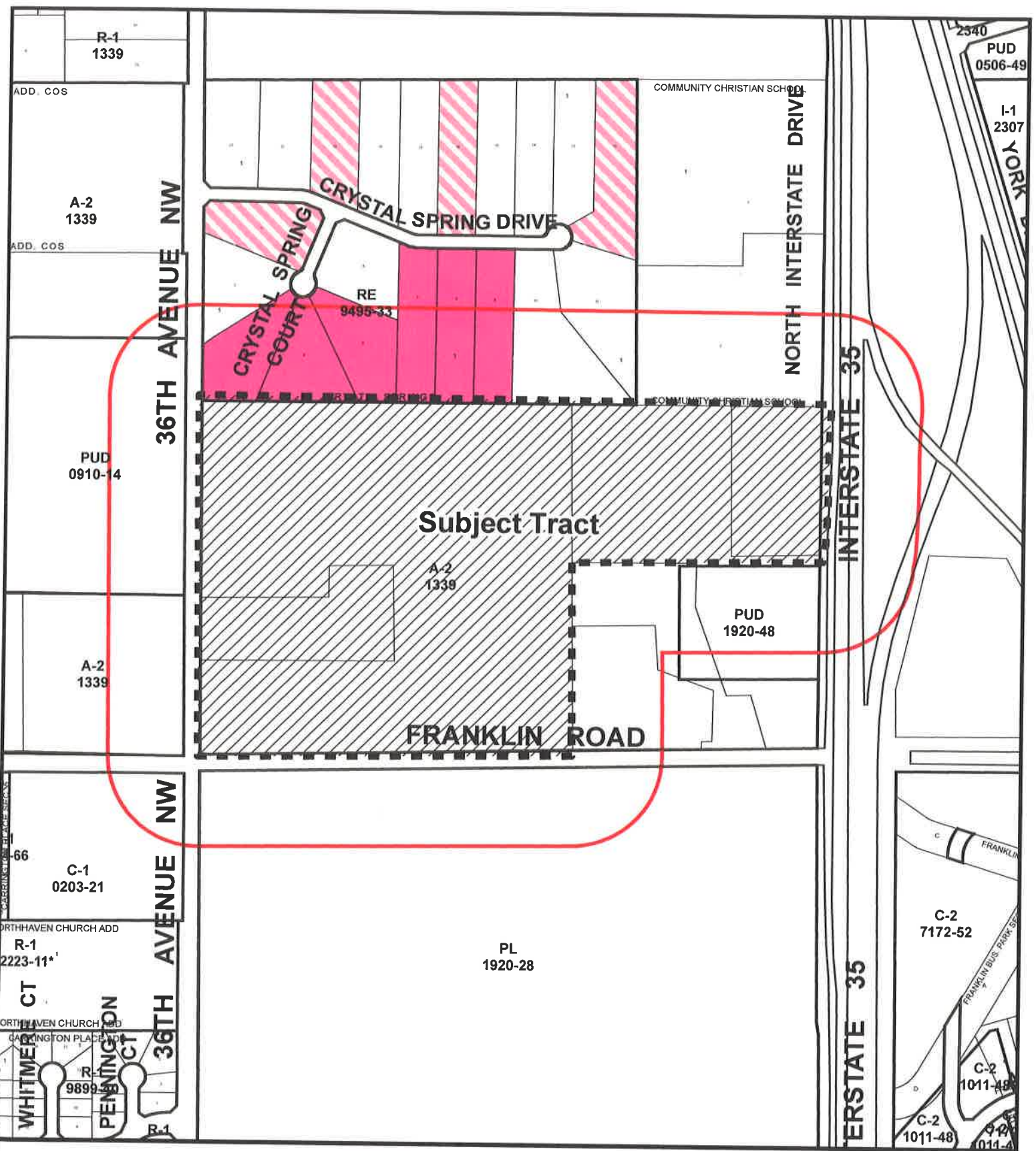


Items 11-13
Franklin Woods
NE Corner Franklin Road &
36th Avenue NW

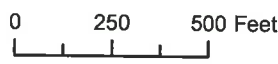
PROTESTS



Protest Map

17.4% 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.



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

September 12, 2023



10 September 2023

Jennifer Denny
3333 Crystal Spring Dr.
Norman, Ok 73072

Dear Norman Council Members and Zoning Department

We appreciate the opportunity to respond to the Alliance Development Group, L.L. C's request to change the tract located behind my house from Rural Agricultural to PUD, Planned Unit Development and from Medium Density Residential to mixed use to include single family, commercial and multifamily uses. I do not think anyone in my neighborhood has any issue with Medium Density Residential or even the Commercial property that would be located near the I-35 service road. Every home owner in the Crystal Springs addition and the housing additions like Carrington bought property on this side of Norman for the nice clean community environment and in my case larger lots to allow some distance and privacy. Any apartment complex located this close to Carrington and Crystal Spring Addition would lead to a drop in property value for residents along with higher crime rates, busier roadways, and loss of personal privacy to Crystal Spring residents.

We have concerns about water drainage and single lane road congestion. We have had several bad wrecks at the intersection of 36th and Franklin Road because of the limited visibility and the running of stop signs traveling from Franklin Road from the I-35 service road towards 36th street. This has been addressed by adding a stop sign to the drivers traveling down 36th street when the wrecks were caused by people running the stop sign on Franklin Road. This is still a single lane road at Franklin and 36th street. Now you will be adding hundreds more cars to this road just from the apartment building alone. The tract in question has a very large flood zone the leads over 36th and over it. Water stands on the road showing how bad the water drainage on both sides of the road and on said Track are. The entry road to the addition in question is in a flood zone and my concern is damage to my property or others property in Crystal Spring when they break ground and change the water drainage to fit the needs of the new construction.

We are also concerned about crime rates, which are 7 times higher when you bring in higher density housing apposed to single family dwellings. I am thinking about my family first, but I am also concerned about the property owners near me to include the patrons of Ruby Grant Park, All Saints Catholic School and CCS Christian School that shares a property line with this Track. **Apartment buildings are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenant's visitors, puts all available neighborhoods curbside parking under pressure to include parking at Ruby Grant Park.**

Please reconsider this project and put the citizens of Norman first. Thank you.

Sincerely
Jennifer Denny
Property Owner,
3333 Crystal Springs Dr.
Norman, Oklahoma 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/11/23

Mr. and Mrs. Arms

5200 Crystal Spring Court
Norman, Ok 73072

September 10, 2023

The city of Norman
Planning and Community
Development Department
201 West Gray, Building A
P.O. Box 73069*73070

Dear Planning Commission, City Council Members and Zoning Department,

My Husband and I are concerned about the problems that may arise if you approve the plans for the Alliance DevelopmentGroup LLC, case # PD23-11. Our first concern is the ecological impact with development of this land. Many forms of wildlife including native deer populations use this as a route between regions, as well as a safe haven during the winter months. This habitat destruction would cause inability of many animals to have their basic needs met including water, shelter, and food. Fragmented ecosystems not only harm the animals but can also cause undesirable effects in the human population. This can include increased interaction between wildlife and humans. This also can increase incidence of exposure to diseases from the local animals. Our next concern is the infrastructure in place would not be able to handle the additional increase in traffic. 36th street as of current is already strained with traffic creating more opportunities for accidents. This includes the many families and unhoused that use 36th street as a way to get from one part of Norman to the other. Their safety has to be a top priority. Our final concern is flooding in the desired build area. For the many years that we have been backed up to this area, we have experienced torrential flooding on this part of the property, which would only be exacerbated by the removal of the natural terrain. The drainage system that would be put in place would most likely not be adequate enough to stop the damage to property and home of both the current residents and the future ones created by this build.

Sincerely yours,

Judy Arms

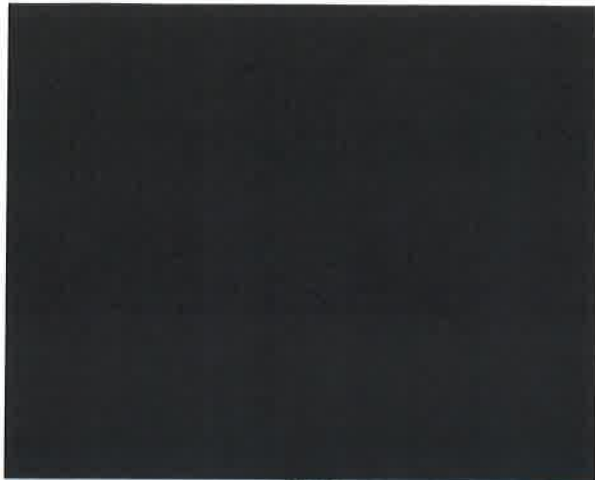
FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/11/23

Judy K. Arms Revocable Trust

Judy K. Arms

James L. Arms Revocable Trust

J. L. Arms



Ramona Belleau Living Trust
Samuel Belleau
5201 Crystal Spring Court
Norman, OK 73072

09/01/2023

The City of Norman
Planning and Community
Development Department
201 West Gray, Building A
P.O. Box 370
Norman, OK 73069*73070

Dear Planning Commission, City Council Members and Zoning Department,

The City of Norman has an applicant, Alliance Development Group LLC, with an assigned case number of PD23-11. The developers want the corner of 36th Avenue NW and Franklin Road, currently zoned as an A-2, Rural Agricultural District, to be changed to PUD, Planned Unit Development. We protest against this re-zoning for the proposed use of the land, as drawn by the developers.

We live north of the plat in question, in Crystal Spring Court. The subject tract will be directly behind our backyard. We attended the April 6, 2023 City of Norman Pre-Development Discussion meeting, with many of our Crystal Spring and Carrington Neighbors.

Because we live within 350 feet of the boundary of this plat, we received our notification letter. We are shocked, that so few citizens are required to be notified by the City of Norman, about such a change in zoning that in this case, affects all of NW Norman! For this reason, please keep in mind when you make your decisions, the trust we have placed in our leaders. You as leaders, are in position to serve your citizens and are expected to live up to receiving our votes, by making sound decisions that directly affect all of our lives.

We will work through the Alliance Development Group's vicinity map and point out the developer's ideas and follow with what we find acceptable.

Light Industrial Area

Shown on the map, the developer shows a Light Industrial area along I-35. We are fine with that development along Interstate 35. This is acceptable.

New Street Entrance on 36th Avenue NW

The developer shows a new entry street to the Low Density/Single Family Home area. The new street enters from 36th Avenue NW, just behind our back yard and property line, where we live on Crystal Spring Court. This new street entering from 36th Avenue NW absolutely will not work for us at all. We do not accept the new street entrance drawn in from 36th Avenue NW to the Low Density/Single Family Home area.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/6/23

For one, the ONLY entrance/exit for our Crystal Spring Addition, enters from 36th Avenue NW. Our Crystal Spring drivers get only a quick chance to exit our addition, as it is now. Traffic is heavy along 36th Avenue NW, all the time. When I-35 has a wreck or other problems, we can't get out of our neighborhood. If there was a need for emergency units in our neighborhood, it would be almost impossible due to the heavy traffic on 36th Avenue NW.

As well, the developer's new street to the Single Family Homes, is in a 100 year Floodplain. Yes, the exact area the developer drew the new street floods heavily during rains. We will share a video we took and kept, just to show you leaders how much the developer's new street will flood. We, who live on the south side of Crystal Spring Addition, are very concerned about the ground work and water drainage work done by new construction. We are worried new construction will lead to our properties becoming flooded.

Additionally, the developer drew in 350 apartments times 2 cars for each that will add 700 new cars along 36th Avenue NW. That does not include all the cars that will be added with the new homes the developer drew in the plat. We have already had fatal wrecks on 36th Avenue NW and on the corner of Franklin Road. This would be increased traffic congestion adding to an already dangerous situation!

Our questions for you leaders; What happened to the funding that the City of Norman voters passed to widen 36th Avenue NW 11 years ago? Why are we even discussing new developments in the area, until 36th Avenue NW has been made into 4 lanes?

Recommendations for New Entry Street to Single Family Homes

We think the new entry street leading to the Single Family Homes should enter from Franklin Road. With a 100 year Floodplain crossing over the entire subject tract, they need to build a bridge for the new street to cross over. The street can enter to the new homes safely.

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Does McKown actually think we don't care about our existing homes/lots and that they maintain their true value with the market? McKown's development in fact directly affects the value of all of our homes in this NW Norman area, one of Norman's most sought after single home areas. We do not want a decrease in the market value of our homes. We believe McKown's development drawing will do exactly that to our home's value. We do not accept the Low Density/Single Family Home area as the developer has drawn.

Recommendations for Low Density/Single Family Homes

We recommend that the Single Family Home lots are made large enough to accommodate new homes on them that are equal square footage, as the existing homes near to them. So, these Single Family Homes, in the subject tract, should be as large as the homes in Crystal Springs Addition and in Carrington. This way all of our homes will be able to maintain their market value.

In our addition, along Crystal Spring Drive, homes average 3000 square foot and larger. In Crystal Spring Court, homes are 4000 square foot and larger. Carrington has smaller homes that are 2500 to 3200 square feet and some much larger. The City of Norman has all these home records and is collecting property taxes reflecting our ownership. Please feel free to verify more exact square footage for these areas.

350 High Rise Apartments on the Corner of 36th Avenue NW and Franklin Road

The developers want to build the most apartments they can on the smallest footprint of land. Everyone understands the developers desire to pocket huge amounts of money from an endeavor such as this! The fact is, our area is saturated with apartments already! Of course, the developers want to put their 350 high rise apartment complex right across the street from the Ruby Grant Park- a long awaited park greatly needed by tax paying citizens, who need a safe place to breathe, exercise and play with their children. We are greatly against building apartments of any kind, anywhere in the subject tract of question and absolutely find this unacceptable.

Along 36th Avenue NW, just north of Crystal Spring Addition, we have the Icon Apartments (256 Units). Along 36th Avenue NW, just to the south of Crystal Spring Addition, we have the Anatole Apartments (171 Units). This development wants 350 high rise apartments built on the corner of 36th Avenue and Franklin Road (350 Units). The total of these 3 apartment complexes in ONLY A 2 MILE AREA, all along 36th Avenue NW equals 777 Apartments! Crystal Spring Addition is in the middle of the 2 mile stretch of 777 apartments, all feeding into 36th Avenue NW! As well, Legacy Trail Apartments, just east of the Walmart Neighborhood Grocery, again is very close to 36th Avenue NW. Also, Cimmaron Trail Apartments are close by on Rock Creek and I-35.

Higher density housing, such as apartment complexes, bring up higher crime rates. We don't want to wake up to police sirens going down our neighboring streets because of apartment disturbances. We want our families to feel safe in their homes and in their back yards. We want our families to enjoy privacy and feel peace.

Also, it doesn't take long for an apartment complex to become run down. In time, the buildings look unkept and wasted looking. Broken down cars are parked along the curbs. Broken down mattresses, old furniture and litter surround apartment buildings.

Beautiful Ruby Grant Park does not need these 350 apartments across the street from it. Neighboring people have found their well being in mind and body at Ruby Grant. Families have enjoyed time with their children in the natural surroundings. Citizens of Norman need to feel safe. Putting 350 apartments just across the street from this beloved park, will in no way allow parents and their children to continue to feel safe.

As well, adding a 350 apartment complex is going to really increase traffic on all streets in this NW area. That is at least 700 more cars traveling to work and school every day. Our surrounding schools are already crowded and they would become even more crowded with this apartment development. How does any of this sound good for the citizens of Norman? We absolutely do not want any apartments on the subject tract land in question- not anywhere on it.

Recommendations for 350 Apartment Complex on Corner of 36th Avenue NW and Franklin Road

The area, now drawn as 350 apartments, could become commercial shopping for Norman. Everyone is always happy to have shopping areas available close by. People, who are visiting Ruby Grant Park might be happy to have easy access to snacks for their children during after school play at the park. Maybe, the area could become office space or medical office space. All would be welcome to proud citizens of the City of Norman.

As well, more Single Family Home lots would be welcome in this area, as long as the lots accommodate homes of similar square footage to surrounding homes in the area, keeping everyone's home value up with the market.

Recommendation for the Entire Tract of Land in Case PD23-11

Another possible suggestion, the City of Norman could purchase the entire tract of land in question. Ruby Grant Park was so needed by Norman residents and Ruby Grant's enjoyment could be expanded with this neighboring tract of land. For years now, CCS School Cross Country Runners have been running on the subject tract in question. Volunteers have been keeping running trails mowed for the children needing a safe area to run on. People and their children need space to breathe, exercise and play. The entire land tract in question is a beautiful piece of land, that could be made to enjoy!

Sincerely,



Ramona Belleau

Ramona Belleau Living Trust



Samuel Belleau



STANDING WITH YOU.

September 11, 2023

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

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/11/23

RE: Notice of Request for Norman 2025 Land Use and Transportation Plan
Amendment and Rezoning
Case Number: PD23-11
Applicant: Alliance Development Group, LLC

Dear Planning Commission, City Council Members and Zoning Department,

I represent Robert Plumlee, Patricia Plumlee and The Patricia Plumlee Revocable Trust, August 17, 2000, which is the owner of the property located at 5231 Crystal Springs Court, Norman, Oklahoma. This property has a legal address of Lot 5, Block 1, Crystal Spring Addition to the City of Norman (hereinafter “The Plumlee Property”). Robert Plumlee is the Trustee of The Patricia Plumlee Revocable Trust, August 17, 2000, and has full authority to sign on its behalf.

The City of Norman has an applicant, Alliance Development Group LLC, with an assigned case number PD23-11. The developers want the corner of 36th Avenue NW and Franklin Road, currently zoned as an A-2, Rural Agricultural District, to be changed to PUD, Planned Unit Development. The Plumlee Property is north of the plat in question.

With regard to the developer’s ideas, my clients have the following objections:

- 1) New Street Entrance on 36th Avenue NW

The developer shows a new entry street to the Low Density/Single Family Home area. The new street enters from 36th avenue NW, behind The Plumlee Property’s backyard and property line. My clients object to this street as it will be a nuisance and was not a foreseen addition when they purchased The Plumlee Property.

Currently the Crystal Springs addition only has one entrance/exit which connects to 36th Avenue NW. Traffic is often heavy along 36th Avenue NW. Any issue, i.e., wreck or slow down, on I-35 drastically affects the ability to get out of the Crystal Springs Addition. My clients fear that any more traffic along 36th Avenue NW could make it more difficult for first responders and/or EMSA to get to their property, which my clients have required recently.

The developer's new street to the Single Family Homes, is also in a 100-year floodplain. The exact area where the new street will be located floods heavily during rains. My clients are concerned that new groundwork and water drainage work done as part of new construction will adversely affect their property which is currently managed appropriately to reduce flooding risk.

Further, each of the 350 apartments proposed by the developer allows for up to two (2) cars. Once again, this would increase traffic congestion on an already congested area.

My clients believe new developments should not even be considered until, at least, 36th Avenue NW has been turned into a four-lane road.

2) Low Density/Single Family Homes

My clients' understanding of the developer's plans for the Single Family Lots is that they will be very small and accommodate smaller homes. As of this date, my clients do not know the exact minimum/maximum square footage of these proposed homes. Obviously, smaller homes and/or cheaper built homes will adversely affect my clients' property value. Thus, my clients object unless and until more information is shared.

My clients may be willing to withdraw their objection if minimum/maximum square footage information was shared and the size of the proposed lots and homes was adequate to maintain or increase the market value of the homes currently built.

3) 350 Hight Rise Apartments on the Corner of 36th Avenue NW and Franklin Road

It appears that the developers want to build the most apartments they can on the smallest footprint of land. Clearly, this is done to maximize potential profits to the developers. However, my clients believe this area is already saturated with apartments.

STANDING WITH YOU.

Along 36th Avenue NW, just north of Crystal Spring Addition, there is already the Icon Apartments (256 Units). Along 36th Avenue NW, just to the south of Crystal Spring Addition, there is the Anatole Apartments (171 Units). This developer wants 350 more high rise apartments built on the corner of 36th Avenue and Franklin Road. That would be a total of three (3) apartment complexes and 777 apartments within a two (2) mile area. This would place Crystal Spring Addition right in the middle of the two-mile stretch of these 777 apartments, all of which feed into 36th Avenue NW.

Higher density housing, such as apartment complexes, typically come with increased crime and lack of peace for those around. Further, because renters do not have an ownership interest in their property, there is a higher likelihood that apartments will become run down versus homes owned by mortgage-paying citizens.

Respectfully,


Cody J. Roberson


Robert Plumlee


Patricia Plumlee

10 September 2023

Lindsey Jenen
3360 Crystal Spring Dr.
Norman, Ok 73072

Dear Norman Council Members and Zoning Department

We appreciate the opportunity to respond to the Alliance Development Group, L.L. C's request to change the tract located behind my house from Rural Agricultural to PUD, Planned Unit Development and from Medium Density Residential to mixed use to include single family, commercial and multifamily uses. I do not think anyone in my neighborhood has any issue with Medium Density Residential or even the Commercial property that would be located near the I-35 service road. Every home owner in the Crystal Springs addition and the housing additions like Carrington bought property on this side of Norman for the nice clean community environment and in my case larger lots to allow some distance and privacy. From the last developer meeting they talked for 28 minutes of the allotted 30 minutes, leaving us 2 minutes to voice our concerns. Any apartment complex located this close to Carrington and Crystal Spring Addition would lead to a drop in property value for residents along with higher crime rates, busier roadways, and loss of personal privacy to Crystal Spring residents. We don't understand why they can't just build nice houses on this plot of land with larger 1 to 2 acre lots. This is what everyone seems to be looking for in our area and it would keep everyone in the surrounding area happy. I am sure that when Bob Stoops built his mansion, he never thought he would have to look out his front door and see a 3 to 4 story apartment complex across the street from him. This is why we all made the investment to move into the additions in this area, because we assumed the city of Norman would make smart decisions on how they developed the land around us.

List of Nuisances this will bring or add to.

Water drainage and single lane road congestion. We have had several bad wrecks at the intersection of 36th and Franklin Road because of the limited visibility and the running of stop signs traveling from Franklin Road from the I-35 service road towards 36th street. This has

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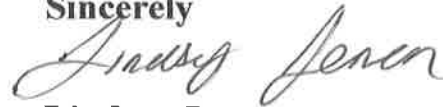
been addressed by adding a stop sign to the drivers traveling down 36th street when the wrecks were caused by people running the stop sign on Franklin Road. This is still a single lane road at Franklin and 36th street. Now you will be adding hundreds more cars to this road just from the apartment building alone. The Tract in question has a very large flood zone the leads over 36th and over it. Water stands on the road showing how bad the water drainage on both sides of the road and on said Track are. I know this is why they want to build apartments on the side facing Ruby Grant Park, because they want to make more money due to the lack of buildable land on this Track in question. Making more money for a builder is not what a city should be focusing on over the wants and needs of its established residents. The entry road to the addition in question is in a flood zone and my concern is damage to my property or others property in Crystal Spring when they break ground and change the water drainage to fit the needs of the new construction.

Crime rates are 7 times higher when you bring in higher density housing apposed to single family dwellings. I am thinking about my family first, but I am also concerned about the property owners near me to include the patrons of Ruby Grant Park, All Saints Catholic School and CCS Christian School that shares a property line with this Track. Apartment buildings are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenant's visitors, puts all available neighborhoods curbside parking under pressure to include parking at Ruby Grant Park. We were told of how high end these apartments will be, but I know that no matter how nice they are now they won't be that nice forever and sooner or later they will attract lower income residents and a higher level of crime. I know that right behind my house will be single family homes, but I also know that once a 3 to 4 story apartment building goes up the days of privacy in my back yard will be over. They will be able to look over whatever wall or fence I try and put up or that the developer puts up on the property line. Everyone in Crystal springs backing up to this new development will have total loss of privacy if you allow them to build apartment buildings.

Why the need for another apartment complex so close to two others that are in the same vicinity? There is already the Icon Apartment Complex off 36th and Indian Hills that is distanced from single family homes. Then you have Anatole at Norman off 36th and Tecumseh, both within two miles of this Track. We are already going to

have the Turnpike come down Indian Hills on one side of us, don't allow them to put another apartment complex right in the middle of one of your most sought-after single-family home areas. Until 36th and Franklin Roads are widened and finished we should not even be talking about construction or re-zoning at all. I don't understand why you would allow them to build lower grade cookie cutter homes in an area just because the developer thinks a 1,200 square foot home is big enough (stated by the developer in our last meeting) when Carrington was an Ideal Homes development, and the lowest square foot was 1,700 or 1,800 square foot up to 3,200. This should be a higher end development built by the Landmark Homes side of Ideal Homes so that the property values of the adjacent homeowners are not affected. I would assume the property taxes of residents near this Track should drop if you allow this to happen because there is no way the current property owners property will still be worth as much as your last two higher adjustments this appraisal year alone.

Sincerely



**Lindsey Jenen
Property Owner,
3360 Crystal Springs Dr.
Norman, Oklahoma 73072**

① Ramona Belleau Living Trust
Samuel Belleau
5201 Crystal Spring Court
Norman, OK 73072

09/01/2023

The City of Norman
Planning and Community
Development Department
201 West Gray, Building A
P.O. Box 370
Norman, OK 73069*73070

② Eddie Tang
Mai Bui
3330 Crystal Spring Dr
Norman, OK 73072

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FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/11/23

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350 High Rise Apartments on the Corner of 36th Avenue NW and Franklin Road

The developers want to build the most apartments they can on the smallest footprint of land. Everyone understands the developers desire to pocket huge amounts of money from an endeavor such as this! The fact is, our area is saturated with apartments already! Of course, the developers want to put their 350 high rise apartment complex right across the street from the Ruby Grant Park- a long awaited park greatly needed by tax paying citizens, who need a safe place to breathe, exercise and play with their children. We are greatly against building apartments of any kind, anywhere in the subject tract of question and absolutely find this unacceptable.

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Beautiful Ruby Grant Park does not need these 350 apartments across the street from it. Neighboring people have found their well being in mind and body at Ruby Grant. Families have enjoyed time with their children in the natural surroundings. Citizens of Norman need to feel safe. Putting 350 apartments just across the street from this beloved park, will in no way allow parents and their children to continue to feel safe.

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Recommendations for 350 Apartment Complex on Corner of 36th Avenue NW and Franklin Road

The area, now drawn as 350 apartments, could become commercial shopping for Norman. Everyone is always happy to have shopping areas available close by. People, who are visiting Ruby Grant Park might be happy to have easy access to snacks for their children during after school play at the park. Maybe, the area could become office space or medical office space. All would be welcome to proud citizens of the City of Norman.

As well, more Single Family Home lots would be welcome in this area, as long as the lots accommodate homes of similar square footage to surrounding homes in the area, keeping everyone's home value up with the market.

Recommendation for the Entire Tract of Land in Case PD23-11

Another possible suggestion, the City of Norman could purchase the entire tract of land in question. Ruby Grant Park was so needed by Norman residents and Ruby Grant's enjoyment could be expanded with this neighboring tract of land. For years now, CCS School Cross Country Runners have been running on the subject tract in question. Volunteers have been keeping running trails mowed for the children needing a safe area to run on. People and their children need space to breathe, exercise and play. The entire land tract in question is a beautiful piece of land, that could be made to enjoy!

Sincerely,

Ramona Belleau
Ramona Belleau Living Trust
Eddie Tang
Mai Bui
Samuel Belleau

WESLEY & JENNIFER HUBERT
3300 CRYSTAL SPRING DR.
NORMAN, OKLAHOMA, 73072

30 August 2023

Wesley Dean Hubert
Production Controller Lead GS-12-1152
566th AMXS, Tinker AFB
3300 Crystal Spring Dr.
Norman, Ok 73072

Jennifer Marie Hubert
Dental Hygienist
Norman Family Dentistry
3300 Crystal Spring Dr
Norman, Ok 73072

Dear Norman Council Members and Zoning Department *Case number PD23-11*

Thank you for allowing us to respond to the Alliance Development Group, L.L. C's request to change the tract located behind my house from Rural Agricultural to PUD, Planned Unit Development and from Medium Density Residential to mixed use to include single family, commercial and multifamily uses. I do not think anyone in my neighborhood has any issue with Medium Density Residential or even the Commercial property that would be located near the I-35 service road. Everyone in my addition and the housing additions like Carrington bought property on this side of Norman for the nice clean community environment and in my case larger acer lots. From the last developer meeting they talked for 28 minutes of the allotted 30 minutes, leaving us 2 minutes to voice our concerns. Any apartment complex located this close to Carrington and Crystal Spring Addition would lead to a drop in property value for residents along with higher crime rates, busier roadways, and loss of personal privacy to Crystal Spring residents. We don't understand why they can't just build nice houses on this plot of land with larger 1 to 2 acre lots. This is what everyone seems to be looking for in our area and it would keep everyone in the surrounding area happy. I am sure that when Bob Stoops built his mansion, he never thought he would have to look out his front door and see a 3 to 4 story apartment complex across the

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street from him. This is why we all made the investment to move into the additions in this area, because we assumed the city of Norman would make smart decisions on how they developed the land around us.

List of Nuisances this will bring or add to.

Water drainage and single lane road congestion. We have had several bad wrecks at the intersection of 36th and Franklin Road because of the limited visibility and the running of stop signs traveling from Franklin Road from the I-35 service road towards 36th street. This has been addressed by adding a stop sign to the drivers traveling down 36th street when the wrecks were caused by people running the stop sign on Franklin Road. This is still a single lane road at Franklin and 36th street. Now you will be adding hundreds more cars to this road just from the apartment building alone. The Tract in question has a very large flood zone the leads over 36th and over it. Water stands on the road showing how bad the water drainage on both sides of the road and on said Track are. I know this is why they want to build apartments on the side facing Ruby Grant Park, because they want to make more money due to the lack of buildable land on this Track in question. Making more money for a builder is not what a city should be focusing on over the wants and needs of its established residents. The entry road to the addition in question is in a flood zone and my concern is damage to my property or others property in Crystal Spring when they break ground and change the water drainage to fit the needs of the new construction.

Crime rates are 7 times higher when you bring in higher density housing apposed to single family dwellings. I am thinking about my family first, but I am also concerned about the property owners near me to include the patrons of Ruby Grant Park, All Saints Catholic School and CCS Christian School that shares a property line with this Track. Apartment buildings are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenant's visitors, puts all available neighborhoods curbside parking under pressure to include parking at Ruby Grant Park. We were told of how high end these apartments will be, but I know that no matter how nice they are now they won't be that nice forever and sooner or later they will attract lower income residents and a higher level of crime. I know that right behind my house will be single family homes, but I also know that once a 3 to 4 story apartment building goes up the days of privacy in my back yard will be over. They will be able to look over whatever wall or fence I try and put up or that the developer puts up on the property line. Everyone in Crystal

springs backing up to this new development will have total loss of privacy if you allow them to build apartment buildings.

Why the need for another apartment complex so close to two others that are in the same vicinity? There is already the Icon Apartment Complex off 36th and Indian Hills that is distanced from single family homes. Then you have Anatole at Norman off 36th and Tecumseh, both within two miles of this Track. We are already going to have the Turnpike come down Indian Hills on one side of us, don't allow them to put another apartment complex right in the middle of one of your most sought-after single-family home areas. Until 36th and Franklin Roads are widened and finished we should not even be talking about construction or re-zoning at all. I don't understand why you would allow them to build lower grade cookie cutter homes in an area just because the developer thinks a 1,200 square foot home is big enough (stated by the developer in our last meeting) when Carrington was an Ideal Homes development, and the lowest square foot was 1,700 or 1,800 square foot up to 3,200. This should be a higher end development built by the Landmark Homes side of Ideal Homes so that the property values of the adjacent homeowners are not affected. I would assume the property taxes of residents near this Track should drop if you allow this to happen because there is no way the current property owners property will still be worth as much as your last two higher adjustments this appraisal year alone.

Sincerely

Wesley Dean Hubert
Property Owner,
3300 Crystal Springs Dr.
Norman, Oklahoma 73072
100% Disabled Iraq War Veteran

Jennifer Hubert 08-30-2023

Wesley Hubert 08-30-2023

Fnu Suriamin
3808 Canonbury Road
Norman, OK 73072
+14054029008

September 5, 2023

Planning Commission
City of Norman
Norman, OK 73069

Re: Vigorous Opposition to the Requested Amendment to Norman 2025 Land Use and Transportation Plan - Alliance Development Group, LLC (Case #PD23-11)

Dear Esteemed Members of the Planning Commission,

I hope this letter finds you well. I write to express my unwavering and resolute opposition to the proposed amendment to the Norman 2025 Land Use and Transportation Plan, submitted by Alliance Development Group, LLC. As a property owner within 350 feet of the affected land, I hold serious reservations about the disastrous implications this project would inflict upon my neighborhood and our cherished community.

I understand the significance of responsible urban development; however, I am convinced that the proposed project, in its current form, represents a grave misjudgment that threatens the very essence of our neighborhood's character and well-being. My objections to this amendment are not mere concerns; they are clear and compelling reasons why it should be categorically rejected:

1. **Reckless Density and Traffic Havoc:** The proposed development, incorporating apartments, commercial complexes, light industrial facilities, and offices, demonstrates a complete disregard for the well-being and safety of our community. The resultant surge in population density will undoubtedly plunge our streets into utter chaos, posing a severe threat to the safety of residents, particularly children and the elderly.
2. **Noise Pollution and Environmental Peril:** Introducing commercial and industrial elements into an area predominantly zoned for residential purposes is a recipe for disaster. The accompanying noise pollution, air pollution, and potential environmental hazards could undermine the health and tranquility of our community.
3. **Plummeting Property Values:** There is no doubt that the presence of commercial and industrial structures in close proximity would lead to a devastating decline in property values for residents in our neighborhood. This could cause severe financial harm to those of us who have invested our hard-earned savings in our homes.
4. **Architectural Dissonance and Community Dismantlement:** The proposed development is fundamentally incongruent with the architectural and aesthetic essence of our beloved neighborhood. It threatens to erode the unique character that has endeared our community to all its residents.
5. **Infrastructure Overwhelm:** Our current infrastructure is ill-equipped to shoulder the additional burdens this development would impose. The strain on utilities, sewage systems, and road maintenance will necessitate substantial taxpayer investment and compromise the quality of life we currently enjoy.

FB

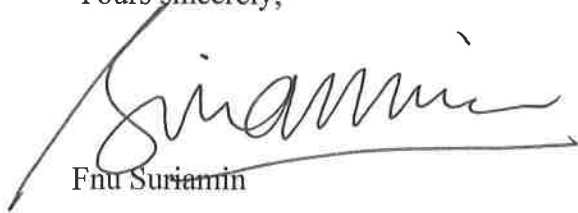
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I implore the Planning Commission to heed the impassioned pleas of the residents directly affected by this ill-conceived proposal. We are united in our conviction that preserving the sanctity of our neighborhood and safeguarding the quality of life we cherish must be paramount.

In the strongest terms, I urge you to categorically and unequivocally reject the proposed amendment to the Norman 2025 Land Use and Transportation Plan submitted by Alliance Development Group, LLC. I have full faith in your wisdom to act in the best interests of our community, upholding its values and its promise for a prosperous and harmonious future.

Thank you for your attention to this matter. We, the concerned residents, await your decisive and principled decision.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Fnu Suriamin". The signature is written in a cursive style with a long horizontal stroke extending to the right. Below the signature, the name "Fnu Suriamin" is printed in a standard font.

Fnu Suriamin

September 11, 2023

City of Norman
Planning and Community Development Dept.
201 West Gray, Building A
PO Box 370
Norman, Oklahoma 73069

Gary Armbruster L-Rev TRT-UND 50 P/C INT
3500 Crystal Spring Drive
Norman, Oklahoma 73072

To Whom It May Concern:

We are sending this protest letter for the multi-family apartments and single-family homes proposed to be located on the NE corner of 36th Avenue NW and Franklin Road. I believe the case number is PD23-11 We are opposed to this development for the following reasons:

- The traffic in this area is horrible and City of Norman voters approved the widening of this roadway over 11 years ago and this has never been done. Currently there is no funding in place for this widening either. Until this area receives the road widening that is desperately needed and approved by Norman voters, we will be opposed to any future developments in this area. Traffic overflows onto NW 36th whenever I-35 is backed up and there are times we can't even get out of our neighborhood. All of this development will only worsen the already bad traffic in this area.
- Flooding is a major issue as most of the proposed site and roadway on NW 36th is in a flood plain. It doesn't take much rain to completely flood NW 36th and this is a typical occurrence. I can't imagine how bad the flooding will be when a piece of undeveloped land is turned into 350 apartments and single-family homes that will affect the runoff greatly. We are all concerned that this flooding will continue to back up onto our properties.

Thank you for this consideration of protest and to not approve the developers request,

Gary Armbruster



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OF THE CITY CLERK
ON 9/11/23**

Gerald + Deborah Younger
3451 Crystal Spring Dr.
Norman, OK 73072

The City of Norman
Planning and Community
Development Department
201 West Gray, Building A
P.O. Box 370
Norman, OK 73069 73070

Dear Planning Commission, City
Council Members and Zoning Department,

The City of Norman has an applicant,
Alliance Development LLC, case
number of PD23-11.

We are wanting to Protest
the development that's being
planned for the Corner of
36th Avenue NW and Franklin Road.
We have a Neighborhood of
High End Homes. What they are
proposing are small homes
and a Apartment Complex of 350
units. I believe this will bring
our Property values down.

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ON 9/11/23

We have one way in and
one way out of our Neighborhood,
so we go in and out on 36th
with can get congested at
times and have had some
Bad Accidents with fatalities

Thank You
Gerald + Deborah
Younger

From: Gary Rayburn
3201 Crystal Springs Drive
Norman, Oklahoma 73072

TO: City of Norman
Planning and Community Development Dept.
201 West Gray, Building A
PO Box 370
Norman, Ok 73069

In regard to Case PD23-11, proposed rezoning near 36th Avenue NW and Franklin Road, I stand in protest.

Rezoning this property as proposed would negatively impact this overall general area of Norman for numerous reasons, including but not limited to:

Traffic, it is already a very busy area with the bottleneck going from 4 lanes to 2 going north from this intersection.

Ruby Grant Park is a great park for this area and rezoning in such close proximity would negatively impact the current usage intentions of the investment made by the City in the first place. The possibility of crime and drug activity at the Park would increase exponentially with the possibility of multi-family housing / apartments directly across the street. The wonderful aesthetics of the Park would be traumatized as well.

Rezoning this area could set a precedent going forward and invite potential legal action if a similar case is denied, costing the City substantial legal fees to defend future decisions.

There are several environmental concerns that cannot easily be overcome.

These are just a few of the reasons that this Request for Rezoning should be DENIED!

Sincerely,



Gary L. Rayburn

-ILED IN THE OFFICE
OF THE CITY CLERK
ON 9/11/23

Kendra and Justin Goodwin
4404 Pennington Ct.
Norman, OK 73072

09/01/2023

The City of Norman
Planning and Community
Development Department
201 West Gray, Building A
PO. BOX 370
Norman, OK 73069*73070

Dear Planning Commission, City Council Members and Zoning Department,

This is regarding the Alliance Development Group LLC, case number of PD23-11. My wife and I have been notified about the development(s) that are being discussed near our neighborhood in Carrington place. Even though we were not notified with a letter, due to our distance from these developments, the developments are very much a concern for us and possibly others living within a mile radius.

Our house is located on Pennington Court, which is the first street in the Carrington Places addition located off of 36th Ave NW, south of Franklin Road. Since the development of the Ruby park, and the other new developments in our area, the traffic has become a nightmare. Recently, a 4-way stop sign was placed on the corner of Franklin and 36th NW Ave, which may have been necessary due to speeding vehicles and wrecks, has caused more of a traffic issue. Our street is a cul-de-sac, which is already used as a turn-a-round or a parking lot for people walking to the park, or stopping for other reasons. The Carrington facebook page is already saturated with complaints of speeding cars and criminal activity, which will both increase with a higher population. Also, when I-35 is congested, this is the recommended route for detours. With that said, the approval for street widening has not been approved and will take years to

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ON 9/6/23

approve and develop. All the roads nearby that will be a part of this development and the development on the west side of 36th will need to be improved, not to mention the flooding issues that 36th NW Ave has already, just north of Franklin.

The developer has an image of a community that not only has a 3-4 story 350 unit apartment, but homes being developed in a flood zone with one entrance going in and out, which from his plans, was placed directly where the flooding occurs. Crystal Springs also only has one entrance. I believe the developer made a mistake by purchasing this land and did not realize his loss until it was too late, and in an effort to get as much profit as possible, he decided to over-populate the area by putting high rises and small lots/homes. In the previous meeting, the developer was not forthcoming about the lot or home sizes, but made an estimate of the home sizes, which were not comparable to the home sizes nearby. I do not believe the concerns that are being argued are that the land is being developed, it's the fact that these issues could potentially devalue homes and cause major congestion issues until streets are upgraded.

One last concern, Norman is a great place to live, but lately I have noticed the increase in empty buildings, shopping centers and companies going out of business, leaving empty buildings. In this same proposal, there are plans for businesses. Are these going to be self-sustaining businesses, or are they going to be empty wasteful areas that just cause taxpayers more money to maintain? Please keep this information in mind when approving this development and make sure that this is thoughtfully planned out, as I feel the developer is not interested in the community, but to destroy perfectly good land for profit and destroy others interests in the process.

Thank you for your time,

Kendra and Justin Goodwin

Kendra Goodwin

