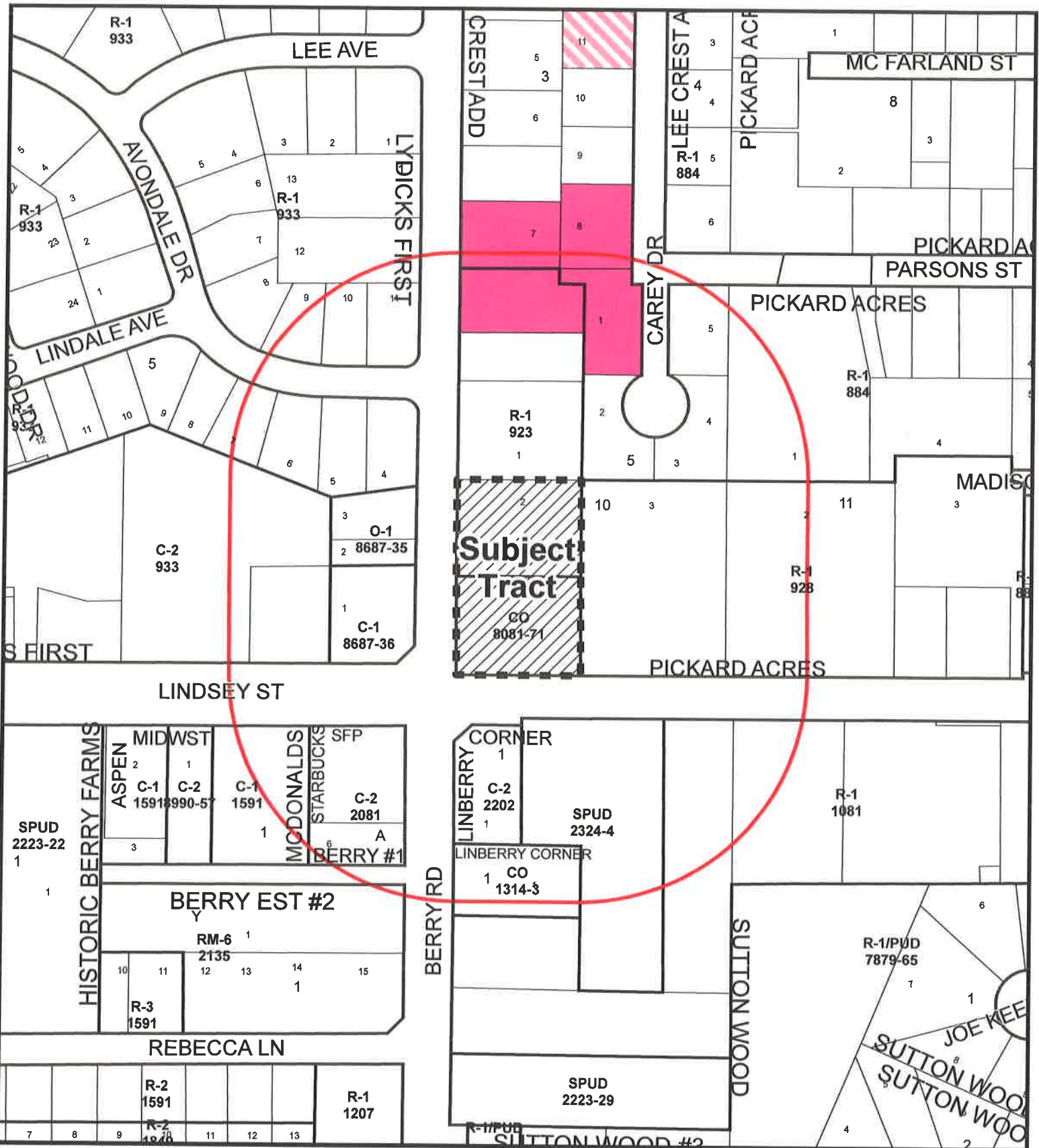


Items 6-7  
Sooner Traditions  
NE Corner Lindsey Street &  
Berry Road

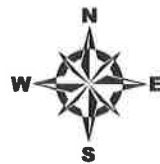
PROTESTS



# Protest Map

6.9% 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.



0 100 200 Feet

September 12, 2023

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

Dana Drury and Stephen Maple  
951 South Berry Road  
Norman, OK 73069

September 7, 2023

Hand Delivered

Norman Planning Commission  
201-A West Gray Street (PO Box 370)  
Norman, OK 73069

**RE: 1027 and 1035 South Berry Road**

Dear Commissioners,

We are once again protesting the Sooner Traditions proposal to change the zoning from R-1/CO to commercial for the subject parcels at the northeast corner of Berry Road and Lindsay.

We are very appreciative of Sooner Traditions' efforts to resolve area homeowners' concerns with the development, such as noise and light pollution. We like the current proposed SPUD showing a restaurant. The drawings and the layout are just beautiful! One of the things we love about where we live is easy walking distance to numerous fabulous restaurants. However, Sooner Traditions cannot resolve our problem with this proposed zoning change, which is the fact that Berry Road north of Lindsay is not designed for commercially zoned entry/egress.

- We would remove our opposition if the only entrance/exit to the development was on Lindsay and incorporated all modifications agreed to during the meeting with Hunter Miller held on August 31.
- Berry Road north of Lindsay to Brooks is a residential street: narrow, two-lane, single-family houses, tree canopy with (deteriorating) sidewalk on only the west side of Berry.
- Berry Road north of Brooks to Main, is fed by residential streets with no direct access to commercial development until the intersection at Main – a mile north of the proposed rezoning. Notably the Berry and Main intersection has center, left and right turn lanes, unlike the Berry – Lindsay intersection.
- *There is no proposed entrance for eastbound Lindsay traffic into this proposed development.* Westbound Lindsay can enter and exit, but eastbound Lindsay must turn left onto Berry to access the property. When exiting the property, people wanting to travel eastbound on Lindsay must make a left turn out onto Berry (good luck with that at lunchtime and early evening!) or else right turn out onto Berry and meander through the neighborhoods north of the intersection to get back to Lindsay.
- Proximity to the university and west Lindsay commerce results in frequent bicycle, skateboard, scooter and pedestrian traffic on Berry year-round, day and night. There is only a sidewalk on the west side of Berry until Brooks.
- Southbound traffic on Berry already backs up to Lee daily during lunch and evening commutes. Traffic often backs up to Brooks, especially when students are in town. A commercial

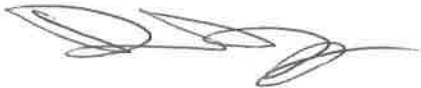
**-ILED IN THE OFFICE  
OF THE CITY CLERK  
ON 9/11/23**

establishment that requires a left turn from southbound Berry will only exacerbate an existing terrible situation. Traffic backing up will inevitably lead to drivers escaping the gridlock by routing through Berry intersecting residential streets (Brooks, Lee, Avondale, Caddell, Cruce, Leslie).

- I have lived in Norman almost my entire life — over 20 years just north of the Berry/Lindsay intersection — there hasn't been any access to the strip mall on the NW corner from Berry. Only Lindsey traffic has access to the strip mall. Why is that and does it have relevance to this proposed development?
- To accommodate the additional traffic entering and exiting a commercial property from a residential street, the Lindsay/Berry intersection could be widened. Of course, a nice wide, modern intersection that eases traffic flow will increase traffic ... which will only make things worse farther north on Berry, which is still a residential street until the Main intersection.

This is the fourth time we have opposed this planned development and rezoning in the past eight years and we will remain in opposition until substantial upgrade to the Berry – Lindsay intersection is underway or else the only entrance/egress to the commercial development is from Lindsay.

Dana Drury



Stephen Maple



The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
Norman, OK 73069

Re: Notice of Request for Norman 2025 Land Use  
and Transportation Plan Amendment and  
Rezoning.

Dear Planning Commission:

I have read the Notice of Request for Norman 2025 Land Use and Transportation Plan Amendment and Rezoning notice dated 23 August, 2023 and have developed the following opinion in regard to changing the zoning from CO (Suburban Office Commercial) to SPUD for the property located at 1035 South Berry Road and the change from R-1 (Single Family Dwelling) to SPUD for the property located at 1027 South Berry Road.

I, JOHN B. CORNWELL (printed name)

Own or reside at the property located

818 CAREY DRIVE

NORMAN, OK 73069

Am (check the one that applies)

Approve of the rezoning

Oppose the rezoning

Do not have an opinion about the rezoning

Sincerely,

 (signature)

1 SEPT 2023 (date)

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

The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
Norman, OK 73069

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I, LESLIE CORNWELL (printed name)

Own or reside at the property located

816 CAREY DR  
\_\_\_\_\_  
\_\_\_\_\_

Am (check the one that applies)

Approve of the rezoning

Oppose the rezoning

Do not have an opinion about the rezoning

Sincerely,

Jessie O. Cornwall (signature)

Aug 31, 2023 (date)

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

**September 11, 2023**

**Protest Letter**

**TO: City of Norman Department of Planning and Community Development**

**APPLICANT: Sooner Traditions LLC**

**Location: 1027 and 1035 S. Berry Rd.**

**Ward: 4**

**FROM:**

**David and Kathy Nehrenz**

**902 Carey Dr.**

**Norman, OK. 73069**

We received the letter about this re-zoning request. Our property in Ward 4 is within the 350-foot boundary and we have lived here since 1988.

We are **opposed** to the applicant's request that this property be re-zoned from CO/R-1 to SPUD and Commercial Designation, so that a restaurant can be built right next to our residential neighborhood.

Our house at 902 Carey Dr. and the house next door, in which our daughter lives at 906 Carey Dr., are the properties whose backyards will back up to those properties at 1027 and 1035 S. Berry Rd.

**The reasons for our opposition are as follows:**

1. The proposed plan to put a restaurant with 83 parking spaces right up against our residential neighborhood should be rejected now. It is an affront to all the people who live in the houses around these properties. The planning commission should not allow the applicant to have the SPUD zoning. We do not need another commercial property restaurant at that intersection. This has always been and should remain a residential area. There are vacant commercial properties all over Norman. We do not need more of them.
2. We request that a traffic study and a light-pollution study be ordered and paid for by the applicant, since a commercial restaurant building with 83 spaces would drastically impact the neighborhood. The increased traffic at the Berry and Lindsey intersection and the commercial lighting would ruin the residential atmosphere of all the houses around it. It is disconcerting that this request has been made again and is actually being reconsidered by the city. The traffic backup is already bad and will become even worse with a commercial building there.
3. Your decision about this request does not have to be based upon hypotheticals. Every one of you on the planning commission needs to go over to those two properties on Berry Rd. Walk up to the sides and backyards of those properties to see that over 11 large mature trees were clear cut and removed. Do we really want a restaurant and 83 parking spots on that corner? The applicant is assuming that it will be approved for this re-zoning. Why else would the one house have already been demolished and all the large trees already have been cut down? It is presently being prepared and groomed to be developed, before the case has even been considered by you.

(see back page)

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

The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
Norman, OK 73069

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I, Amy Hatcher-Kennedy P.O.A. (printed name)  
CHARLES R. HATCHER

Own or reside at the property located

1001 S. Berry Road  
NORMAN OK 73069

Am (check the one that applies)

Approve of the rezoning

Oppose the rezoning

Do not have an opinion about the rezoning

Sincerely,

Charles R. Hatcher P.O.A. Attorney at Law (signature)

9/18/23 (date)  
CHARLES R. HATCHER

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



The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
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I, Ekaterini Akarepi (printed name)

Own or reside at the property located

804 Carey Drive

\_\_\_\_\_  
\_\_\_\_\_

Am (check the one that applies)

\_\_\_\_\_ Approve of the rezoning

Oppose the rezoning

\_\_\_\_\_ Do not have an opinion about the rezoning

Sincerely,

 \_\_\_\_\_ (signature)

8-30-2023 (date)

FILED IN THE OFFICE  
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ON 9/11/23

The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
Norman, OK 73069

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I, Konstantinos Karathanasis (printed name)

Own or reside at the property located

804 Carey Drive

Am (check the one that applies)

Approve of the rezoning

Oppose the rezoning

Do not have an opinion about the rezoning

Sincerely,



(signature)

8-30-2023 (date)

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ON 9/11/23

The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
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I, Susan Meyer (printed name)

Own or reside at the property located

808 Carey Drive  
Norman, OK  
73069

Am (check the one that applies)

Approve of the rezoning

Oppose the rezoning

*Strongly oppose!*

Do not have an opinion about the rezoning

Sincerely,

Susan Meyer

(signature)

Sept 11, 2023 (date)

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

The City of Norman  
Planning and Community Development  
201 West Gray, Bldg. A  
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I, Dennis Yarbrow (printed name)

Own or reside at the property located

803 S Berry Rd

Norman, OK 73069

Am (check the one that applies)

Approve of the rezoning

Oppose the rezoning

Do not have an opinion about the rezoning

Sincerely,

Dennis Yarbrow (signature)

10 Sep 2023 (date)

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