

ADJACENT PROPERTY
OWNER CONCERNS

5/15/2024

Audra Potts Carr & Family
709 Sonia Drive
Norman, Ok 73072

City of Norman
Planning & Community Development &
Planning Commissioners: **Cameron Brewer, Steven McDaniel, Liz McKown,
Michael Jablonski, Erica Bird, Doug McClure, Jim Griffith, Maria Kindel, Kevan Parker**

RE: Rezoning and Preliminary Plat of 716 Sonia Drive, from A2 to RM6
Adjacent property owners' comments and requests

Dear Commissioners,

The plat before you is a very special piece of property. It is the second to last remnant of the Potts Dairy Farm that delivered amazing Golden Guernsey milk to residents of Norman from the 1940's to 1979. If you Google 'Potts Dairy Farm Norman Ok,' you will find several wonderful articles in the Norman Transcript written about it over the years by Andy Reiger. Sonia Drive is named for my Aunt Sonia whose former parcel is under review for rezoning. The project name "The Old Dairy Farm" is a courteous acknowledgement of our family and Norman history.

The last remnant is the parcel to the north belonging to the estate of Andrew John Potts, Jr., whom I represent. It is the former location of the dairy sales office and milking barn, and family homestead. Our A2 parcel is a residence and is linked with our active hay farm on our 51 acre property at the end of Chautauqua and several hundred acres at the end of Jenkins. Because we have a single family residence and farm equipment on our A2 property, we would like to maintain as much privacy as possible from trespassers, and onlookers with the soon to be 48 college students living across the street and driving on our shared drive. Currently, people looking for a short cut to the Post Oak Apartments to the west of us, often drive on to Sonia Drive and end up turning around in our driveways. Pedestrians often walk through our property and try to climb the western boundary fence. It will only get worse after these apartments are built.

To preserve our privacy, we request the petitioners for the Old Dairy Farm be required to:

1. Erect an 8 ft privacy fence on the north side of the proposed buildings.
2. Add a 'no through street' or 'dead end' sign to the current street sign to reduce turn around traffic and
3. Add a speed limit sign with the minimum speed allowed.

The petitioners will be paving Sonia Drive from what is now a private gravel drive. We request:

4. Paved driveway aprons to our residential driveways.
5. and that Sonia Drive be paved to the end of property 20' set back.

The former owner, my Aunt Sonia, lowered her sale price by \$50 thousand dollars to help the petitioners pave our side of the drive with curb and gutter. It is my understanding from speaking with Ken Danner, that curb and gutter will not be required. That is fine, as a curb is not easy to cross with farm equipment. However, it is not clear if the proposed plan takes the paving all the way to the end or stops short. It should be paved to the end for better access for fire trucks, mail, and trash trucks.

It is a travesty that Norman does not have historical tree protections or tree mitigation requirements outside of street trees. There are several enormous trees on this property, including a 40-inch diameter paper shell pecan grafted by my grandfather, Andrew John Potts, Sr. The petitioners have expressed interest in saving these beautiful trees, but the density of the proposed plat makes that impossible.

Thank you for taking my concerns.

Best Regards,



Audra Potts Carr

FILED IN THE OFFICE
OF THE CITY CLERK

ON 5-15-24 KKH