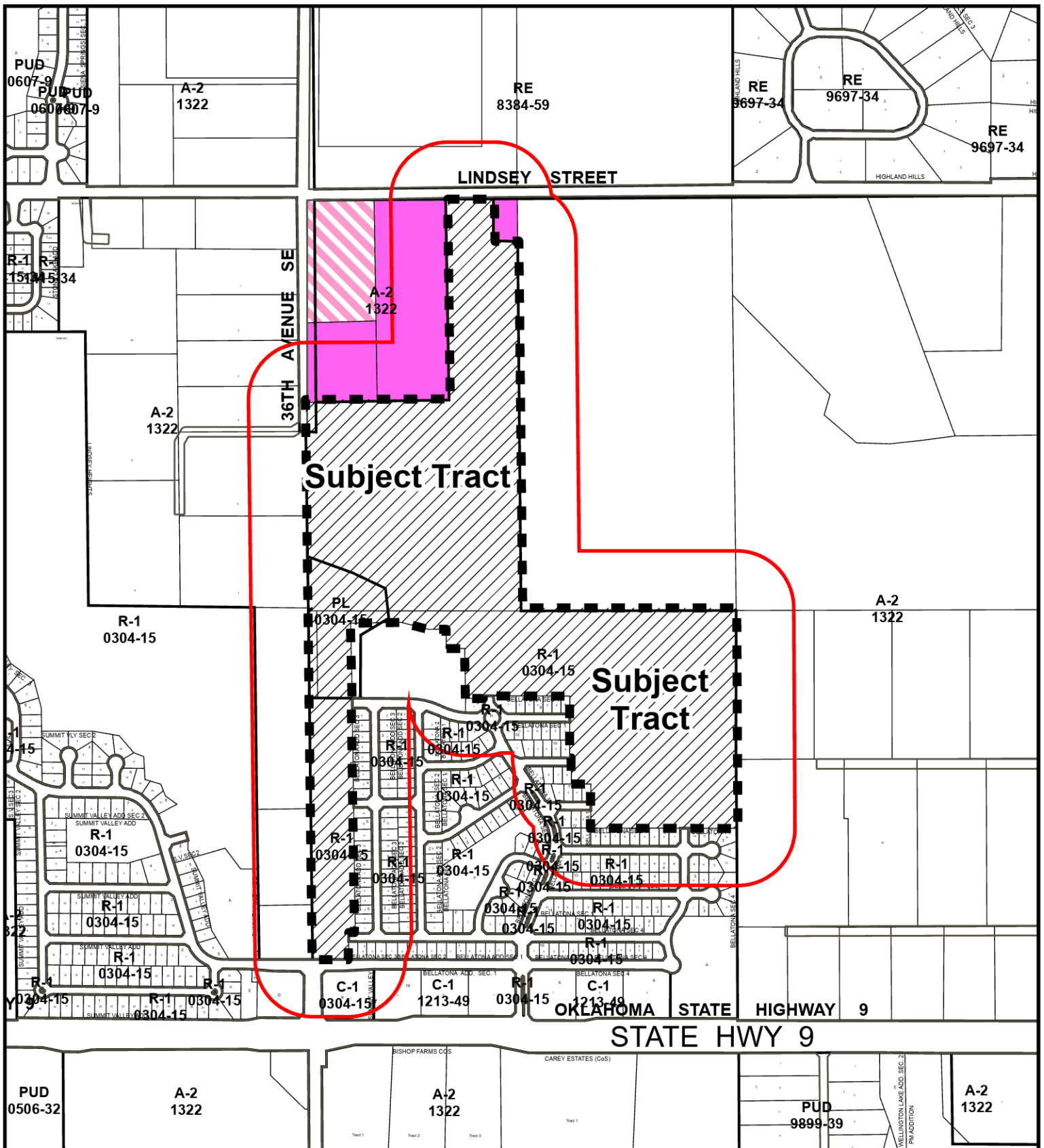




Protest Map



6.43% 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.



0 410 820 Feet

June 8, 2026

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

Norman L. Davis, Jr.
and Cheryl Davis
1401 36th Avenue SE
Norman, OK 73026-4729
ntivewnds@aol.com
Norman-cell: 405-818-4205
Cheryl-cell: 405-413-0808

FILED IN THE OFFICE
OF THE CITY CLERK
ON 06/08/26-RW

June 7, 2026

City of Norman
Planning and Community Development Department
201 West Gray Street (or P.O. Box 370)
Norman, OK 73069

Re: Formal Protest and Request for Additional Mitigation – Bellatona Housing Addition Expansion (PD 26-7 / PP-2526-16, North to Lindsey Street) Adjacent to Our Agricultural Property

Dear Planning and Community Development Staff / City Council Members:

We are writing as the owner of 21 acres of long-established agricultural property in Cleveland County, Norman, Oklahoma. Thirteen of these acres directly back up to the proposed expansion of the Bellatona housing addition, which is being developed northward from Highway 9 toward Lindsey Street. Our family has operated a livestock farm on this property for over 30 years.

We are formally protesting aspects of the current development plan due to significant adverse impacts on our property, operations, and safety. We respectfully request that the City require the developer to implement stronger mitigation measures before approving further phases of the expansion (including the preliminary plat and any rezoning from A-1 or A-2 to R-1).

1. Increased Stormwater Runoff and Flooding Risk

The developer's engineer has indicated that streets and curbing will be used to redirect runoff from the new homes, roads, and yards so that it does not exacerbate our existing water runoff issues. However, this approach is inadequate. Our property sits approximately 30 feet lower than the development area, and we already experience runoff problems from the higher ground. (Simply speaking, a roadway street curb or slight slopes of the roadway or residential yards would not be adequate.)

According to Table 1.6 Recommended Runoff Coefficient Values from the *iSWM™ Technical Manual* (Hydrology section, April 2010, Revised September 9, 2014), the conversion of this land from agricultural use (runoff coefficient of 0.30) to residential development will dramatically increase runoff volumes. Single-family residential lots typically have coefficients ranging from 0.45 to 0.65, while streets, drives, walks, and roofs are 0.95. With 35 new homes directly adjoining our property, plus associated infrastructure, the overall runoff threat from this site is expected to at the very least, double or triple compared to current agricultural conditions.

There are wetlands located between our properties and to the south. Any redirected water will ultimately affect these sensitive areas as well. Federal and state regulations require proper wetland delineation (using the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and Regional Supplements) for any development that may impact jurisdictional wetlands. We urge the City to require the developer to conduct and submit a formal wetland delineation, along with any necessary Section 404/401 permits and mitigation plans, prior to approval.

We are currently consulting with an independent civil engineer to further evaluate the hydrology and provide professional recommendations. We urge the City to require the developer to implement more robust solutions—such as enhanced detention basins, additional swales, berms, or other engineered controls—beyond basic street curbing to protect our lower-lying agricultural land and the adjacent wetlands, consistent with the City's Stormwater Policy Manual, Engineering Design Criteria, and Water Quality Protection Zone standards.

We hereby request copies of the current preliminary plat (PP-2526-16), stormwater drainage plan and calculations, wetland delineation report (if completed), and any related engineering reports so that our independent engineer can review them for compliance and adequacy. Failure to implement adequate stormwater controls and wetland protections will expose the developer, its engineers, and future home builders to significant liability for any resulting flooding, property damage, or environmental impacts on our land and the wetlands.

2. Public Safety, Livestock Conflict, and Need for a Substantial Boundary Fence

Our property maintains a working livestock operation that includes a 1,500-pound bull, a herd of cows, and horses (most of which are not broke to ride). Introducing a residential neighborhood directly adjacent to active livestock pasture creates serious safety risks for both our animals and future residents—particularly children who may live in the new homes.

Our family's livestock operation has been in continuous lawful operation on this property for over 30 years. As such, it is entitled to protections under Oklahoma's Right-to-Farm statute

(50 O.S. § 1.1). This statute provides that agricultural activities conducted on farm or ranch land, if consistent with good agricultural practices and established prior to nearby nonagricultural activities, are presumed to be reasonable and do not constitute a nuisance. It further bars nuisance actions against operations lawfully in existence for two (2) or more years prior to the filing of any complaint. "Agricultural activities" explicitly include livestock operations and related improvements such as fencing. The City should exercise its authority to condition this development on appropriate mitigation so that the introduction of residential uses does not compromise our longstanding agricultural operation protected under state law.

Additionally, under the City of Norman's Zoning Ordinance (Chapter 36) and Subdivision Regulations (Chapter 19), new developments adjacent to established agricultural or lower-density uses are expected to incorporate appropriate perimeter buffering, screening, and fencing to minimize conflicts. We request that these standards be strictly applied and enhanced given the elevation difference, presence of wetlands, and our active livestock operation.

We therefore request that the developer be required to construct and maintain a significant, secure fence along the entire shared property boundary with the 35 adjoining residential lots (approximately 1,275 feet by 444 feet). This fence should be a minimum of 6 feet in height, constructed of heavy-duty livestock materials such as woven wire field fence with a top rail/board (or equivalent pipe/wood-and-wire construction) with posts spaced no more than 8-10 feet apart, sufficient to contain a 1,500 lb. bull, cattle, and horses while providing a visual and physical barrier for residential safety. The fence must be installed and maintained at the developer's expense. Given that our agricultural use predates the development by 30 years, this is a reasonable condition of approval.

Inadequate fencing would create ongoing liability risks for the developer, engineers, and home builders in the event of animal escapes, property damage, or injuries to residents.

3. Water Supply, Utility Infrastructure, and Large-Scale Rezoning Concern

The full Bellatona Addition expansion proposes hundreds of new residential lots overall. This will require major extensions of city utilities, including water mains down Lindsey Street. The City of Norman already faces water shortages and has had to purchase supplemental water. Properties in our area rely on private groundwater wells. We urge the City to fully evaluate the cumulative impact on water availability and infrastructure capacity before approving this rezoning and large-scale development.

Conclusion and Request

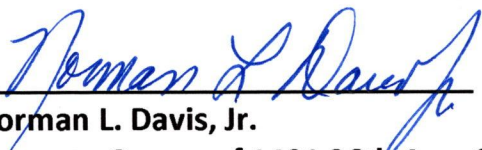
We will hand-deliver this letter to the City Clerk and City of Norman Planning and Community Development Department with requests on June 8, 2026, and will also mail a copy of this letter

to the Planning and Community Development Department with requests by USPS certified mail. We ask that these concerns be formally documented in the project file. Please add us to the official notification list for all future public hearings, Planning Commission meetings, City Council meetings, and any other proceedings related to the Bellatona expansion (PD 26-7 / PP-2526-16).

We are happy to meet with City staff, the developer, or our independent engineer to discuss workable solutions that protect all parties and minimize future liability exposure for everyone involved.

Thank you for your attention to this matter. We value the growth of our community but ask that it not come at the expense of existing agricultural operations protected under Oklahoma law, public safety, wetlands, or increased legal and financial risks. Please contact me at the information above to discuss this further or to provide the requested documents.

Sincerely,



Norman L. Davis, Jr.

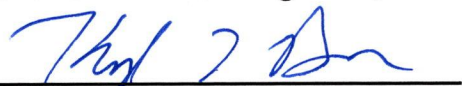
Property Owner of 1401 36th Ave. SE, Norman, OK, 73026
(west of Bellatona property off Lindsey)



Cheryl Davis

Property Owner of 1401 36th Ave. SE, Norman, OK, 73026
(west of Bellatona property off Lindsey)

ADDITIONALLY, We the undersigned neighboring property owners, support the concerns and requests stated in this letter, and further state we have individual concerns and interests in the runoff and flooding issue, as well as the livestock safety and liability issues.



Kyle L Davis

Property Owner of 1501 36th Ave SE, Norman, OK, 73026
(west of and adjoining the Bellatona property off Lindsey)



Aimee Davis

Property Owner of 1501 36th Ave. SE, Norman, OK, 73026
(west of and adjoining the Bellatona property off Lindsey)



Dorie Rader

Property Owner of 3750 E. Lindsey, Norman, OK, 73026

(east of and adjoining the Bellatona property off E. Lindsey)

Attachments:

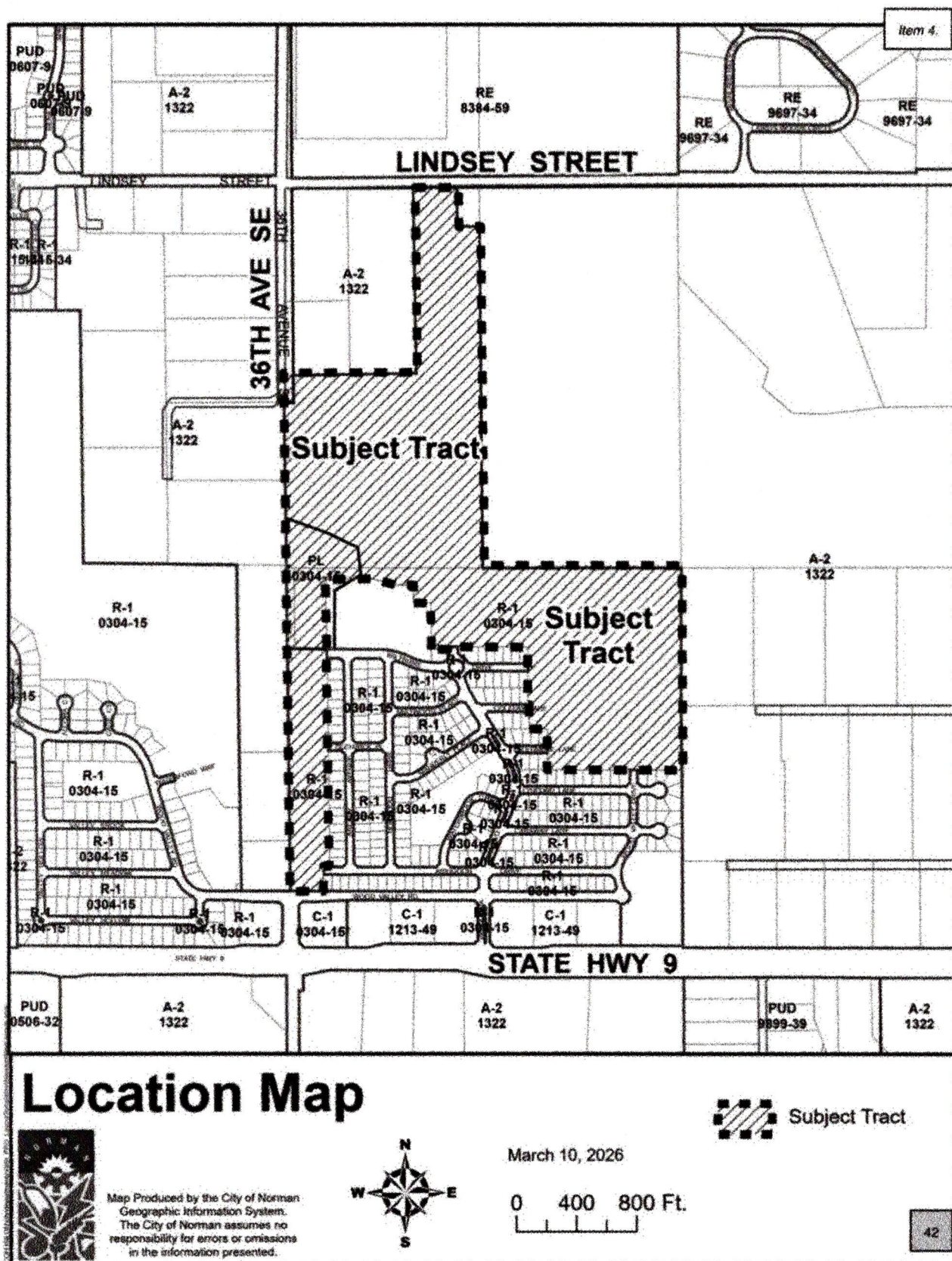
- **iSWM™ Technical Manual, Table 1.6: Recommended Runoff Coefficient Values (Hydrology section, April 2010, Revised 9/9/2014)**
- **Photographs of Existing Runoff and Flooding Conditions on Our Property**
- **Property Survey / Boundary Maps**

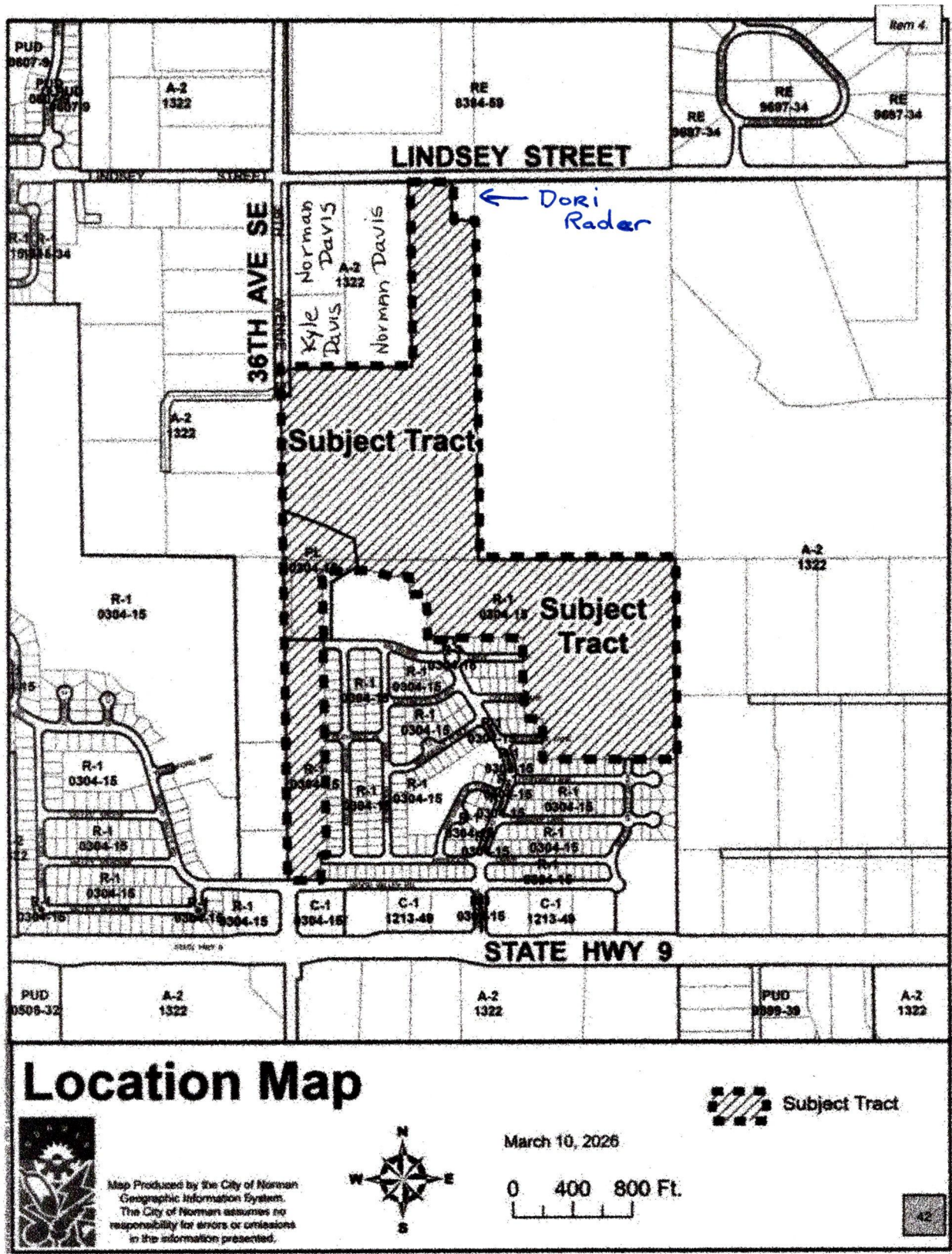
CC:

- **Councilmembers: Ward 1-David Gandesbery, Ward 2-Matthew Peacock, Ward 3-Robert Bruce, Ward 4-Helen Grant, Ward 5-Trey Kirby, Ward 6-Joshua A. Hinkle, Ward 7-Kimberly Blodgett, Ward 8-Scott Dixon**
- **City of Norman Planning and. Community Development Department**
- **Mayor Stephen Tyler Holman**
- **Norman City Clerk Jamie Meyer**
- **Kyle L. and Aimee Davis, 1501 36th Avenue SE, Norman, OK, 73026**
- **Dorie Rader, 3750 East Lindsey, Norman, OK, 73026**

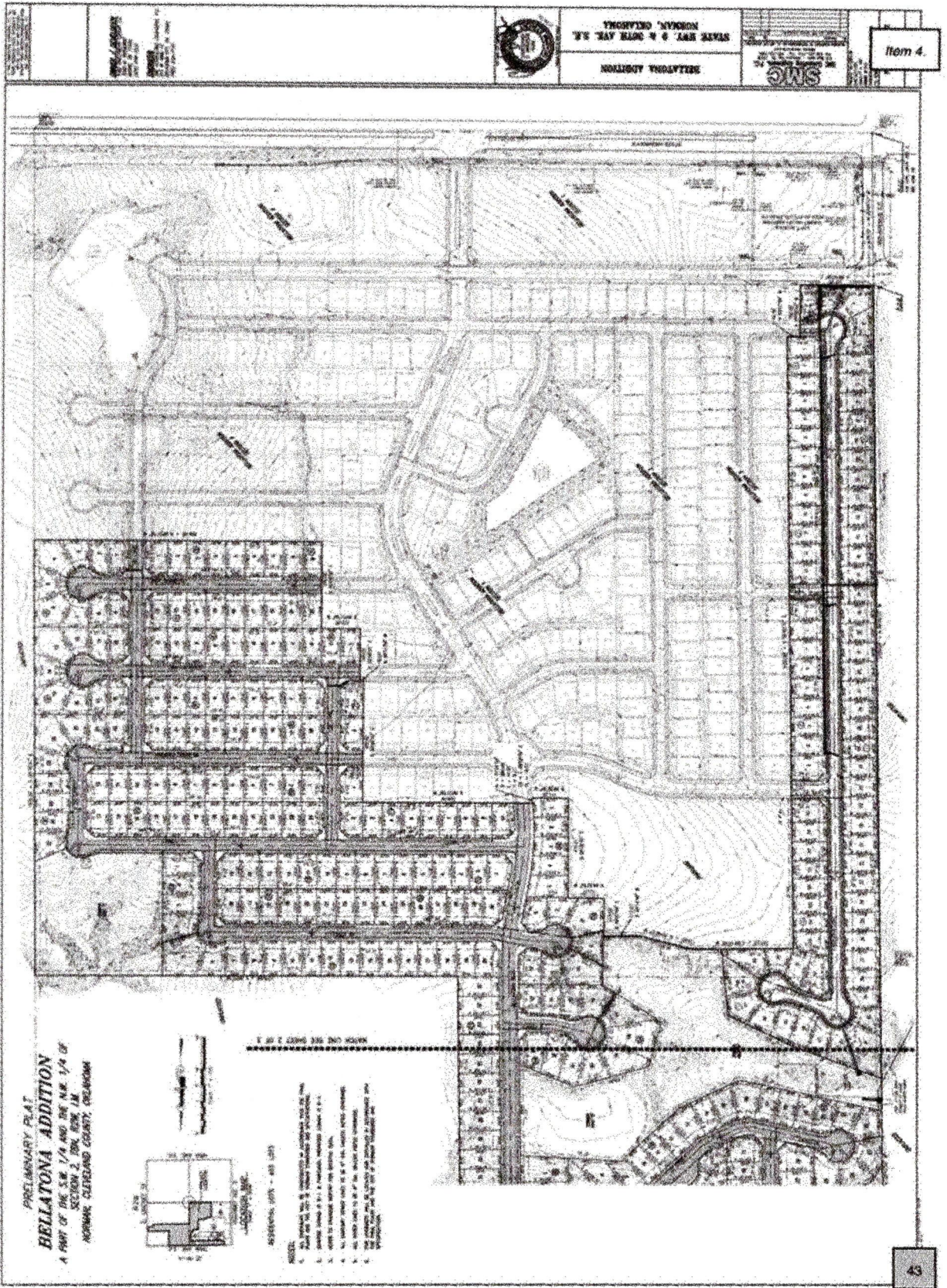
Table 1.6 Recommended Runoff Coefficient Values

Description of Area	Runoff Coefficients (C)
Lawns:	
Sandy soil, flat, 2%	0.10
Sandy soil, average, 2 - 7%	0.15
Sandy soil, steep, > 7%	0.20
Clay soil, flat, 2%	0.17
Clay soil, average, 2 - 7%	0.22
Clay soil, steep, > 7%	0.35
Agricultural	0.30
Forest	0.15
Streams, Lakes, Water Surfaces	1.00
Business:	
Downtown areas	0.95
Neighborhood areas	0.70
Residential:	
Single Family (1/8 acre lots)	0.65
Single Family (1/4 acre lots)	0.60
Single Family (1/2 acre lots)	0.55
Single Family (1+ acre lots)	0.45
Multi-Family Units, (Light)	0.65
Multi-Family, (Heavy)	0.85
Commercial/Industrial:	
Light areas	0.70
Heavy areas	0.80
Parks, cemeteries	0.25
Playgrounds	0.35
Railroad yard areas	0.40
Streets:	
Asphalt and Concrete	0.95
Brick	0.85
Drives, walks, and roofs	0.95
Gravel areas	0.50
Graded or no plant cover:	
Sandy soil, flat, 0 - 5%	0.30
Sandy soil, flat, 5 - 10%	0.40
Clayey soil, flat, 0 - 5%	0.50
Clayey soil, average, 5 - 10%	0.60











Green box: Bellatona Addition; Wetlands: treed area (left/west of Bellatona)

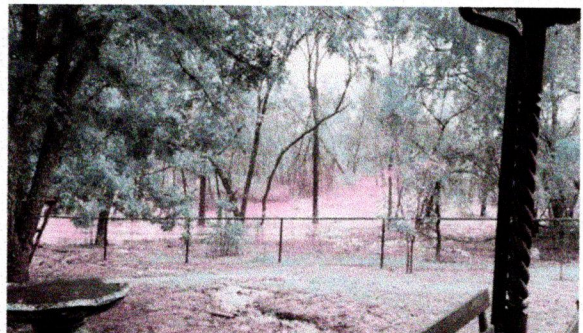


Davis backyard showing elevation difference and reoccurring current ruoff/flooding issues (before 35 houses are added) directly to the east of our property.

RUNOFF PHOTOS - Norman Davis and Kyle Davis Property



Runoff: Norman Davis side yard



Runoff: Norman Davis back and side yard



Runoff: Norman Davis back and side yard



Runoff swiftiness: Norman Davis back and side yard





