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November 10, 2025

Norman Planning Commission  
225 N. Webster Ave.  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/10/25-rw

ADDENDUM TO PROTEST  
OF REQUEST FOR REZONING  
OF 1107 and 1111 CHAUTAUQUA AVENUE  
FILED OCTOBER 6, 2025

To Members of the Norman Planning Commission:

This is an Addendum to the undersigned property owners' Protest filed October 6, 2025, attached. Also attached are property owners' signatures and a protest from Karyn Brazil, property owner at 1101 Chautauqua.

At its meeting of October 9, 2025, the Planning Commission postponed Agenda Item #10, the request for rezoning of 1107 and 1111 Chautauqua Avenue from R-1 to SPUD, to its meeting of November 13, 2025. We continue to request that this application be denied for the reasons previously expressed in our Protest of October 6, 2025, in addition to the following:

1. Councilmember Peacock, as requested by the Planning Commission, met with the property owners' representatives on November 6, 2025. The meeting was cordial and respectful, but no substantive alteration in site or building plans was offered.
2. We continue to protest the increase in traffic at one of the busiest intersections in Norman, lack of adequate parking, inadequate waste disposal (6 polycarts for a minimum of 24 residents), the absence of any recycling options, the grant of 85% non-permeable coverage, and the lack of an adequate setback.
3. Of most concern is the requested change from R1 zoning. To our knowledge, no zoning change has been granted for the east side of Chautauqua between Lindsey and Hoover in over 30 years. We believe granting this zoning change will result in a domino effect for the other properties on this stretch of Chautauqua, and a flood of applications for rezoning on both sides of Chautauqua. The addition of more "mini-dorm" complexes to our neighborhood would be catastrophic.

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Norman Planning Commission  
November 10, 2025  
Page 2

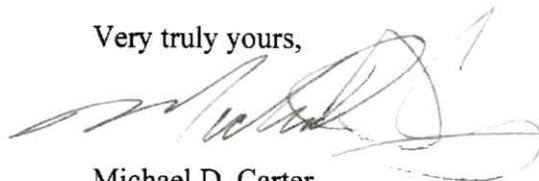
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This project is not aligned with City goals, and will add major congestion to an already clogged traffic situation. While properties immediately behind those on the east side of Chautauqua are largely zoned for density, the properties facing Chautauqua are largely not, and provide a buffer for the neighborhood. Councilmember Peacock has done an excellent job in attempting to squeeze a project of this size onto an inadequate site, but to no avail. It is clear that this project is too big for a parcel that is too small in the wrong location.

If such a project is to be undertaken, we suggest it be done through rezoning at a similar R1-zoned lot located only 500 yards from 1107 and 1111 Chautauqua. 707 Timberdell, an empty lot of the same size, is already owned by the developer and has all of the attributes of 1107 and 1111 Chautauqua. 707 Timberdell has the added attraction of being next door to the developers' home. Building here would allow the developer to enjoy the benefits he would like to bestow upon our neighborhood: living next to 24 students and autos crammed onto a 14,000 square foot lot.

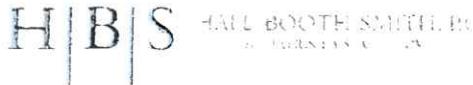
Although I will be out of town for work on November 13, 2025, and unable to attend the Planning Commission meeting, I implore the Planning Commission to deny this request for rezoning.

Very truly yours,



Michael D. Carter  
1124 Chautauqua Avenue

cc: Mayor Stephen Holman  
Ward 1 Councilmember David Gandesbery  
Ward 2 Councilmember Matt Peacock  
Ward 4 Councilmember Helen Grant  
Ward 5 Councilmember Brandon Nofire  
Ward 6 Councilmember Joshua A. Hinkle  
Ward 7 Councilmember Kimberly Blodgett  
Ward 8 Councilmember Scott Dixon



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October 6, 2025

Norman Planning Commission  
225 N. Webster Ave.  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/6/25-XW

PROTEST OF REQUEST FOR  
REZONING BY CRADLE INVESTMENTS LLC  
FOR 1107 and 1111 CHAUTAUQUA AVENUE

To whom it may concern:

The property owners at 1124 Chautauqua Avenue, Michael D. Carter and Barbara O'Brien, protest in writing the Request for Rezoning by Cradle Investments, LLC, of 1107 and 1111 Chautauqua Avenue from R-1, Single Family Dwelling District to SPUD, Simple Planned Unit Development.

This Rezoning Request should be declined for a multitude of reasons, including but not limited to:

1. Increased traffic on Chautauqua Avenue between Hoover and Lindsey. This is already one of the most clogged and backed up intersections in Norman, and the addition of a 24-bedroom "mini-dorm/mini-frat" with accompanying autos and no other access point than Chautauqua will add substantially to the existing traffic burden.
2. Inadequate parking for a 24 bedroom, 3-story mini-dorm/mini-frat. It is naïve to believe that all 24 fraternity members/renters will not own an automobile. Parking for the additional cars as well as those of visitors and guests will be located in the tiny yard space planned, but more likely up and down Hoover and Wilson streets. Since Wilson Street and Lahoma are already choked with Press & Plow parkers, the most likely parking will be on Hoover.
3. This project is a tipping point for mini-dorm/mini-frat development in the Chautauqua/Hoover/Wilson neighborhood. If the Rezoning Request is granted, there is no rational basis to deny similar requests for 1005, 1009, and 1023 Chautauqua, the remaining R-1 lots on the east side of Chautauqua, adding three additional mini-dorm/mini-frats to this area.

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Norman Planning Commission  
October 6, 2025  
Page 2

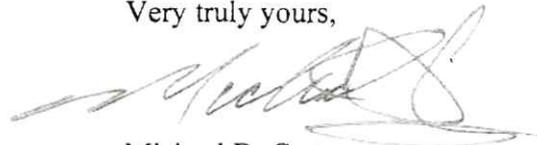
4. The increase in 24 fraternity students or other renters and their autos to our neighborhood, along with the inevitable building of three additional 24+ bedroom mini-dorm/mini-frats on R-1 property on the east side of Chautauqua, will intolerably increase traffic and noise in the area. R-1 renters are much more suitable for this neighborhood.

Norman's unfortunate history with mini-dorm/mini-frats can easily be seen east of campus and campus corner. R-1 zoning is our neighborhood's last line of defense in preventing a similar fate. Once a foothold is gained by mini-dorm/mini-frat developers, however, the result is inevitable as shown above. We respectfully request the Planning Commission consider the inalterable damage that granting this Rezoning Request would do to our neighborhood and property values, and deny Rezoning for 1107 and 1111 Chautauqua Avenue.

I am authorized to state that the following property owners join in this protest:

1108 Chautauqua	Kerry and Jeanette Capshaw
708 Hoover	Jeff and Kathy Nees
719 Hoover	Randy Elliott
720 Hoover	Sara Wallace and Dr. Pamela S. Wallace
725 Hoover	John and Maggie Coffman
729 Hoover	Jim and Dail Cobb
800 Hoover	Michael Roberts

Very truly yours,

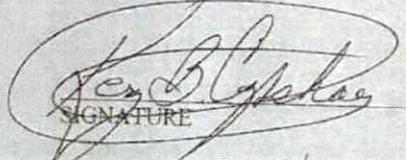


Michael D. Carter

The undersigned property owners join in this protest:

Kerry & Jeannette Cislak  
NAME

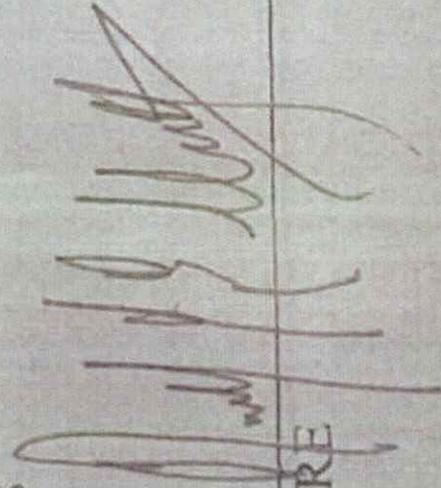
1108 Chesutauquoy, Norman, OK 73072  
ADDRESS

  
SIGNATURE  
Jeannette Cislak

The undersigned property owners join **in** this protest:

RANDY C. ELLIOTT (719 Hoover, LLC)  
NAME

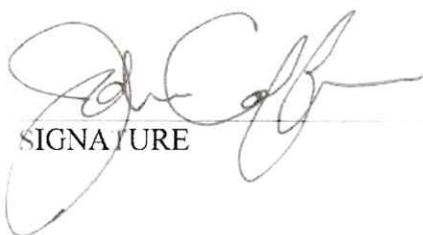
719 HOOPER, NORMAN OK.  
ADDRESS

  
SIGNATURE

The undersigned property owners join in this protest:

John Coffman  
NAME

725 Hoover ST  
ADDRESS

  
SIGNATURE

The undersigned property owners join in this protest:

JAMES P. COBB — DAIL B. COBB  
NAME

729 Hoover St. NORMAN, OK  
ADDRESS 73072

James P. Cobb — Dail B. Cobb  
SIGNATURE

The undersigned property owners join in this protest:

Kathy Nees

NAME

708 Hoover

ADDRESS

Kathy Nees

SIGNATURE

The undersigned property owners join in this protest:

Sara Wallace  
NAME

720 Hoover St.  
ADDRESS

SWallace  
SIGNATURE

The undersigned property owners join in this protest:

Jennifer Roberts  
NAME

800 Hoover St.  
ADDRESS Norman, OR 97072

  
SIGNATURE