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FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/7/25-lw

City of Norman Planning Department
201 W Gray St. Building A
Norman, Ok 73069

Subject: Opposition of Proposed Zoning Change from R1 to SPUD at 1107 and 1111 Chautauqua Ave

Dear Members of the Planning and Community Development Dept. and Planning Commission

I am writing to formally express my concerns and opposition to the proposed change in zoning classification from R1 to SPUD for the properties located at **1107 and 1111 Chautauqua Ave.** I believe that this proposed change, particularly as it relates to the **size of the building, the setbacks, coverage allowances, limited parking spaces, only 6 poly carts (no dumpster) and no recycling access presents** significant problems that need to be addressed.

The proposal to allow a 3 story, 24 unit building with only a **5 ft setback** from the adjacent property and an 85% impervious surface coverage is inconsistent with the surrounding R-1 (431.5, 431.7(1)(c) neighborhood and presents serious concerns related to scale, compatibility, environmental impact (flooding) and traffic concerns. Chautauqua Ave is already a very busy street that is difficult and dangerous to exit my driveway already. The plans call for **6 poly carts for 24 units and 21 parking spaces for 24 units** which is ridiculous in itself. Who will be responsible for taking the trash in and out to the street and where are they going to put overflow trash and recycling? You would make anyone else have a **dumpster onsite**. The plat map shows my adjacent property to the north as R1 but the map that was submitted with plans from Peacock has been left blank as to deceive the public and planning commission.

1. Safety and Aesthetic Concerns Due to Setback Reduction

The proposed reduction of the setback to 5 feet on the North side for a 3-story building creates a significant privacy issue and aesthetic concern. A three story structure within such close proximity to neighboring homes would be out of scale with existing homes and would negatively affect privacy, light access, and the established visual character of Chautauqua Avenue. The properties you have already allowed to do this look so stupid when you drive by, you think what idiot approved this. Then you find out who is behind construction or ownership of these new buildings and then you know how something that stupid was approved or "overlooked". The proposed plans do not follow the R1 zoning ordinance that requires an additional 5 ft set back when a 3rd story is added which then totals 15 ft setback total. Article XII Sec. 431.3 (O-0708-36)

This is a busy street with considerable traffic, and the reduced setback would severely limit sightlines for drivers, particularly when attempting to exit my driveway. This would increase the risk of accidents, especially given the street's traffic volume. Maintaining a

proper setback would allow for safer visibility and easier ingress/egress, which is essential for all residents in the area.

2. Excessive Concrete Coverage

The proposal to allow 85% concrete coverage on the site is another point of concern. Under current R1 zoning regulations, concrete coverage is limited to 65%, which is more in line with maintaining the aesthetic character and environmental balance of the neighborhood. Allowing such a high level of concrete coverage would not only impact the visual appeal of the area but also exacerbate stormwater runoff and further contribute to drainage issues and compromises the ability of the land to absorb rainwater. This is particularly concerning given the historical flooding problems in the area, which are already a significant challenge during heavy rain events. Increasing impervious surfaces will worsen drainage and flooding risks for surrounding properties, including mine.

3. Setting a Dangerous Precedent for Future Zoning Requests!!

Finally, I am concerned that approving this zoning change would set a dangerous precedent for future developments in the area. If the Planning Department allows a reduction in setback requirements and an increase in impervious coverage for this project, it could encourage similar requests from many other developers, leading to a proliferation of developments that disregard the established zoning regulations meant to preserve the character and safety of the neighborhood. Zoning laws exist to protect the interests of all residents, and altering them without adequate consideration of long-term impacts can create problems for the entire community.

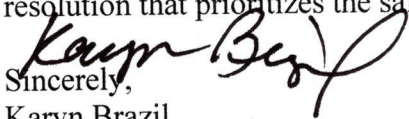
In conclusion, I respectfully request that the Planning Department reject the proposed zoning change and seek an alternative development plan that better serves the safety, aesthetics and environmental needs of the community

We all know who is behind this project and they have already met with the Mayor and City Council so I'm sure this is already approved behind closed doors just not official. No body has reached out to me to discuss this project as the adjacent property owner to the North where you want to put this monstrosity right on top of my property.

I suggest the planning dept, council members and any others involved in this decision should drive around and look how ridiculous and unsafe it is to allow any kind of decreased set back from a street or side walk (the 11 ft setback for this project) You cannot see around the building safely to back out of your driveway. You have allowed these large buildings to be built on top of a home or duplex and it just looks ridiculous. Examples of these dangerous eye sores you have already approved are 201 E Boyd, 211 E Boyd, and 704 Monnett.

Thank you for your time and consideration. I look forward to hearing from you and hope for a resolution that prioritizes the safety and well-being of all residents in the neighborhood.

Sincerely,
Karyn Brazil

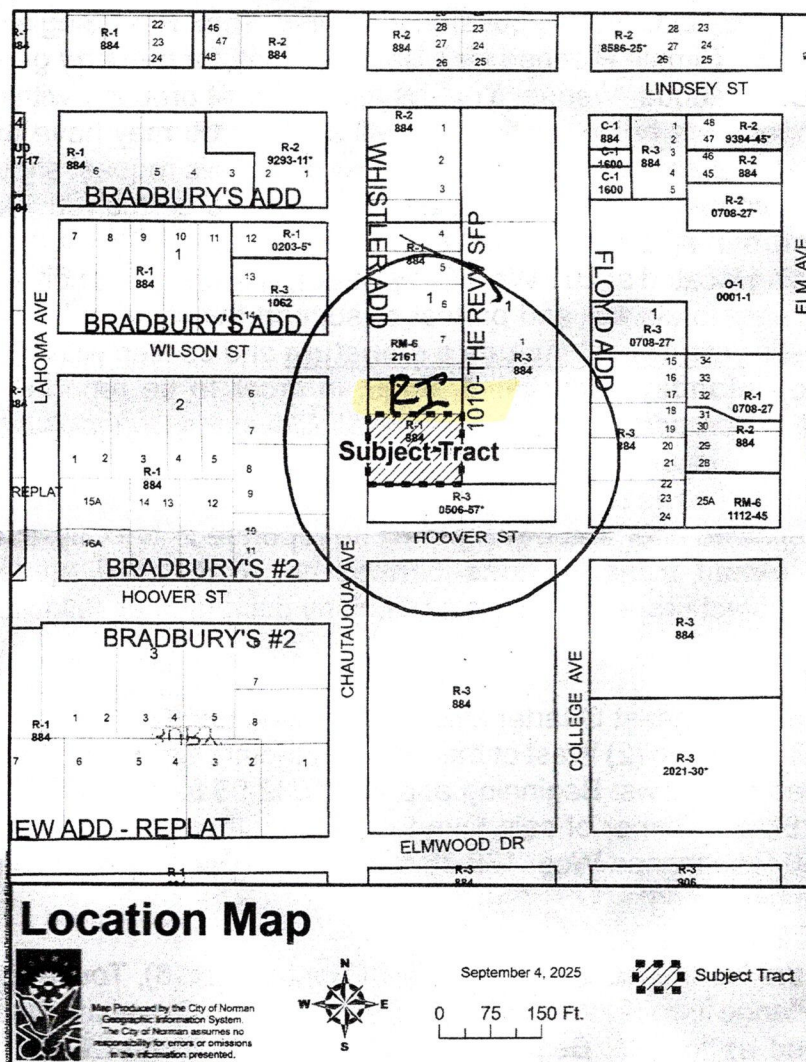


South of the Northeast Corner of said Northeast Quarter (NE/4) and running thence West 138.75 feet, thence South 50 feet, thence East 138.75 feet, thence North 50 feet to the place of beginning.

Said tract contains 14,000 sqft more or less.

Said Ordinance will be brought up for hearing and final passage at a City Council meeting subsequent to the Planning Commission meeting, and may be continued from time to time. Should you have a question regarding this letter of notice or the enclosed map, please call the Norman Planning Department at 405-307-7112.

Secretary,
Norman Planning Commission
225 N. Webster Ave. (P.O. Box 370)
Norman, OK 73069 (73070)



RI left off
this MAP
to Deceive
You

I. INTRODUCTION

This Simple Planned Unit Development (the "SPUD") is being submitted for the property located at the 1107 and 1111 S Chautauqua Road, Norman OK (the "Property"). The Property consists of two platted lots that will be combined into one single parcel through this SPUD request. Currently, the Property is zoned R-1, Single-Family Dwelling District. However, the parcels on both sides of the Property are zoned R-3 and RM-6. The parcel located directly behind the Property is also zoned R-3. All parcels on the block are AIM Norman 2045 planned Medium Density Residential. The Applicant seeks to develop a a microunit residential structure on the Property that will improve the area and appropriately utilize an essential housing opportunity in Norman, while ensuring compatibility with nearby residential areas.

II.

PROPERTY DESCRIPTIONS; EXISTING CONDITIONS

A. Location

The Property is located at 1107 and 1111 S Chautauqua Ave, Norman, Oklahoma.

B. Existing Land Use and Zoning

The Property is currently zoned R-1, Single-Family Dwelling District. The Property is currently designated on AIM Norman 2045 as Medium Density Residential. As noted above, the majority of other lots on this block are already zoned for Medium Density Residential, such as existing R-2, R-3, and RM-6.

C. Elevation and Topography; Drainage

The Property gently slopes southwest. No portion of the Property is in the FEMA 100-year flood plain or the WQPZ. The Applicant will utilize low impact development techniques ("LIDs") and best management practices ("BMPs") in the development of the Property to control stormwater runoff.

D. Utility Services

The necessary utility services for this project are already located on or near the Property as this is an already developed location.

E. Fire Protection Services

Fire protection services are as provided by the City of Norman Fire Department and per the City of Norman regulations for such. If required, fire hydrants will be installed on or near the Property in compliance with the applicable provisions of Norman's fire and building codes.

F. Traffic Circulation and Access

THIS IS A LIE, PROPERTY ADJACENT TO THE NORTH IS R-1 and left OFF the MAP!

There are currently two access points on S Chautauqua Road for the Property. These will be combined into one new access point on S Chautauqua Road as shown on the site development plan EXHIBIT A.

G. Fencing

The Property currently has 6' stockade boundary fencing on the south and east property lines, and currently has 4' chain link fence separating the two parcels and on the north property line.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in conformance with the Site Development Plan, attached hereto as **EXHIBIT A**, subject to final design development and the changes allowed by Section 36-510 of the City of Norman's Municipal Code, as may be amended from time to time. The exhibits attached hereto are incorporated herein by reference.

A. Uses Permitted

This SPUD will retain the Property's existing allowable uses, with the addition of multi-family residential apartment building and associated uses depicted on the Site Development Plan. An exhaustive list of the allowable uses for the Property is attached hereto as EXHIBIT B.

The apartment building that is planned to be constructed on the Property shall contain approximately 24 dwelling units arranged in a three-story building configuration. The building shall include associated parking, landscaping, and ancillary uses as shown on the Site Development Plan.

B. Area Regulations *A 5FT Setback for a 3story building is NOT AN APPROPRIATE SET BACK. 15FT IS REQUIRED for 3 stories*
North Setback: The apartment building shall maintain appropriate setbacks from the North property line as shown on the Site Development Plan, with **landscape buffer areas and parking facilities** positioned to provide adequate separation from adjacent residential uses.

South Setback: The building shall maintain a minimum setback from the South property line as depicted on the Site Development Plan, with **parking and vehicular circulation areas** located between the building and the property line.

East Setback: The building shall maintain appropriate setbacks from the East property line (S Chautauqua Avenue) as shown on the Site Development Plan, with **landscaping and parking areas** providing adequate buffering.

West Setback: The building shall maintain setbacks from the West property line as depicted on the Site Development Plan.

THE Site Plans WILL Bring this Building way to close to the sidewalk + street hindering visibility. 3