

Verified Notification Area Protest Letters

REZONING OPPOSITION LETTER

From: D. Lawrence
200 Mountain Oaks Dr
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/12/26 JW

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: DANIELLE LAWRENZ

Signature: Danielle Lawrence

Print Name: _____

Signature: _____

ON 1-2-2009

REZONING OPPOSITION LETTER

From: Donna Dray
300 Lone Oak Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Donna Dray

Signature: Donna Dray

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

Inside

From: Michael & Emily Brown
209 Mountain Oaks
Norman OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12-26 *gm*

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Brown

Signature: 

Print Name: EMILY BROWN

Signature: 

REZONING OPPOSITION LETTER

From: CHANCE + SHELBY TOSH
2404 LONE OAK
NORMAN, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/05/26-RW

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: CHANCE TOSH

Signature: 

Print Name: SHELBY TOSH

Signature: 

Inside

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12-31-25

REZONING OPPOSITION LETTER

From: Carmen and Mick Brown
120 Great Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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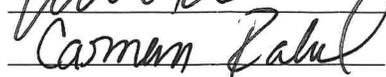
Respectfully submitted,

Print Name: Nicholas Brown

Signature:

Print Name: Carmen Rabel

Signature:

REZONING OPPOSITION LETTER

From: The Tribbles
204 Great Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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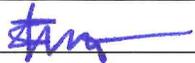
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Tribble

Signature:  12/21/25

Print Name: Eryn Tribble

Signature:  12/21/2025

REZONING OPPOSITION LETTER

From: Carrie James & Timothy Smith
2421 Lone Oak Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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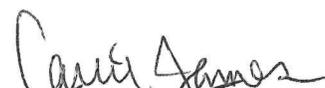
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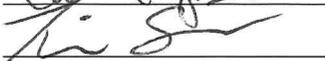
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carrie James

Signature: 

Print Name: Timothy Smith

Signature: 

ON 12/29/25 *ss*

REZONING OPPOSITION LETTER

From: Joseph Tambe
2412 Lone Oak Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Respectfully submitted,

Print Name: Joseph Tambe

Signature: Joseph Tambe

Print Name: Hilda G. Tambe

Signature: Hilda G. Tambe

REZONING OPPOSITION LETTER

From: Melanie Barfield
2701 Lakewood Drive
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Melanie Barfield

Signature: Melanie Bar

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Robert Kelly, Lara Kelly
2705 Lochwood Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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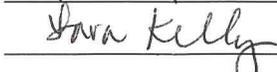
Thank you for your time and consideration.

Respectfully submitted,

Print Name: ROBERT KELLY

Signature: 

Print Name: LARA KELLY

Signature: 

ON 12-29-25 *ss*

REZONING OPPOSITION LETTER

From: JON AND PAMELA BREWER
313 LONE OAK DR.
NORMAN, OK. 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

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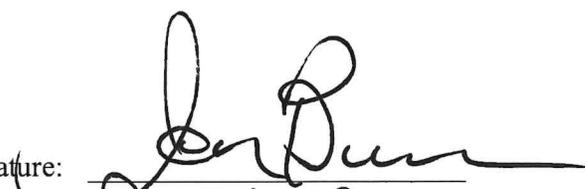
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Thank you for your time and consideration.

Respectfully submitted,

Print Name: JON BREWER

Signature: 

Print Name: PAMELA BREWER

Signature: Pamela Brewer

ON 12-29-25 ⁸⁸

REZONING OPPOSITION LETTER

From: Marty Skrapka + Kelly Skrapka
313 White Oaks Drive
Norman, OK 73071-2490

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Marty Skrapka

Signature: Marty Skrapka

Print Name: Kelly Skrapka

Signature: Kelly Skrapka

REZONING OPPOSITION LETTER

From: GREGORY AND PATRICIA KERR
2709 LOCHWOOD DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Respectfully submitted,

Print Name: GREGORY A. KERR

Signature: *Gregory A. Kerr*

Print Name: PATRICIA KERR

Signature: *Patricia A. Kerr*

REZONING OPPOSITION LETTER

From: Arnulf P. Hagen Judy A. Omstead
212 Great Oaks Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Print Name: Arnulf P. Hagen Signature: Arnulf P. Hagen
Print Name: Judy A. Omstead Signature: Judy A. Omstead

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/25 ss

REZONING OPPOSITION LETTER

From: Shelby (VanWinkle) Norvell
112 Mountain Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Respectfully submitted,

Print Name: Shelby Norvell

Signature: Shelby Norvell

Print Name: _____

Signature: _____



FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/25 88

REZONING OPPOSITION LETTER

From: Emmanuel Tokes
800 W. Rock Creek Rd #117 Property: 245 Lane Oak
Norman, OK 73071 Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

73071

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Respectfully submitted,

Print Name: Emmanuel Tokes

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Stephen and Deanna Carter
109 Mountain Oaks Drive
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2588

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

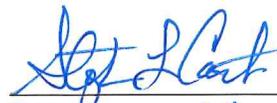
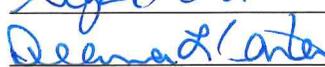
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- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Stephen L Carter
Print Name: Deanna Carter

Signature: 
Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/25 88

REZONING OPPOSITION LETTER

From: Carmel LLC - AMIR
532 Lone Oak Drive
Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: DANIEL AMIR

Signature: 

Print Name: _____

Signature: _____

All Remaining Protest Letters

ON 12/29/25 88

REZONING OPPOSITION LETTER

From: Laurie Scrivener
Joseph Soliz
2907 Sandstone Cir.

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Laurie Scrivener

Signature:

Laurie Scrivener

Print Name: Joseph Soliz

Signature:

Joseph Soliz

ON 12-29-25-88

REZONING OPPOSITION LETTER

From: Ashcraft
2904 Line Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Ashland Ashcraft

Signature: Ashland Ashcraft

Print Name: Justin Ashcraft

Signature: Justin Ashcraft

REZONING OPPOSITION LETTER

From: Steven Walls
301 Waterfront Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Steven Walls
Print Name: Lauren Walls

Signature: Steven Walls
Signature: Lauren Walls

ON 12-29-2588

REZONING OPPOSITION LETTER

From: Mr. Kim Stephens
112 Lochwood Dr.
Norman, OK, 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kim Stephens Signature: Kim Stephens
Print Name: Kaaren Stephens Signature: Kaaren Stephens

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12/29/05 ss

From: Korey and Loryn Wheeler
2401 Broadwell Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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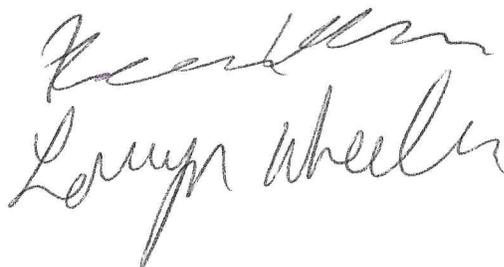
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- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and only consider requests that will prioritize the preservation of the natural space.

Thank you for your time and consideration.

Respectfully submitted,

Korey Wheeler
Loryn Wheeler



12-26-25

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12/29/25

REZONING OPPOSITION LETTER

From: JULIANNA P. LIPSHY
320 WATERFRONT DRIVE
NORMAN, OKLAHOMA 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JULIANNA P. LIPSHY

Print Name: _____

Signature: *Julianne P. Lipsky*

Signature: _____

DEC 26, 2025

FILED IN THE OFFICE
OF THE CITY CLERK

ON 12-29-25 *js*

REZONING OPPOSITION LETTER

From: JAY S. LIPSHY
320 WATERFRONT DR
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JAY S. LIPSHY
Print Name: _____

Signature: *Jay S Lipsky*
Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2024

REZONING OPPOSITION LETTER

From: Carol O'Bryan
2928 Line Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carol O'Bryan

Signature: Carol O'Bryan

Print Name: Tony O'Bryan

Signature: Deceased 12/2/24

REZONING OPPOSITION LETTER

From: Carol I. Wilson
304 Edge Brook Ln
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carol I. Wilson Signature: Carol I. Wilson
Print Name: _____ Signature: _____

REZONING OPPOSITION LETTER

From: Thomas & Virginia Apke
120 Lochwood
NORMAN OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Thomas Apke
Print Name: VIRGINIA Apke

Signature: 
Signature: 

ON 02-03-26 *OK*

12/18/2025

To the City Planning Commission/Council Members:

I am writing to strongly object to the proposed rezoning of Property located at NE Corner of 24th Avenue NE and Alameda Street WARD 6 from C-2 and R-1 Zoning to Medium Density Apartment District Zoning RM-6 requested by Norman Premium Real Estate, LLC.

My primary concerns, which I believe are shared by many residents, include:

- * **Traffic Congestion:** Increased vehicle trips on already busy roads like Alameda Street and 24th Avenue NE, impacting safety and commute times.
- * **Infrastructure Strain:** Added burden on local schools, water/sewer systems, and emergency services.
- * **Environmental and Storm Water (SWPP) impact:** Loss of [trees/green space/wetlands], increased stormwater runoff and or disruption to local wildlife.
- * **Neighborhood Character:** Incompatibility with the existing single-family character and scale of our neighborhood.
- * **Safety:** Potential for increased pedestrian/vehicle conflicts or reduced access for emergency vehicles.
- * **Inconsistency with Planning Goals:** This project seems to contradict the City's Comprehensive Plan, Neighborhood Master Plan].

I urge the Commission/Council to deny this rezoning request and uphold existing zoning regulations that protect our community's quality of life and infrastructure. I request this letter be entered into the official public record for this application.

Sincerely,

Roger and Ann Gallagher

Roger and Ann Gallagher
2513 Woodsong Drive
Norman, OK 73071

ON 02-03-26 102

REZONING OPPOSITION LETTER

From: JJC Family LLC owner of: 2913 Coach Ct.
13237 SE 94th St.
OKC, OK 73165

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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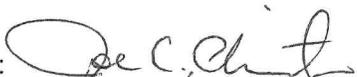
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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

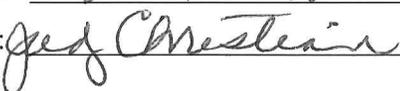
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Joe C. Christian

Signature: 

Print Name: Judy Christian

Signature: 

ON 02-03-26 102

REZONING OPPOSITION LETTER

From: Jeff Crabtree
Janice Moore
324 Waterfront

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jeff Crabtree

Signature: JMS Crabtree

Print Name: Janice Moore

Signature: JK Moore

ON 12-29-05 *SS*

REZONING OPPOSITION LETTER

From: DAVID R OSBORN
3912 SUNKING OAK DR.
OK OK 73150-2912

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: DAVID R OSBORN

Signature: 

Print Name: _____

Signature: _____

ON 12/29/25

REZONING OPPOSITION LETTER

From: Bonita Pierson Cubert
aka Bonita Pierson Cubert Revocable Trust
aka Bonnie Cubert



Ms Bonita P Cubert
316 Waterfront Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted, 12/23/2025

Print Name: Bonita Pierson Cubert

Signature: Bonnie Cubert

Print Name: Bonnie Cubert

Signature: Bonnie Cubert

REZONING OPPOSITION LETTER

From: Emmanuel Travis
2505 Black Oaks Cir
Norman, OK 73061

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Emmanuel Travis

Signature: 

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-29-2588

REZONING OPPOSITION LETTER

From: Vytautas Ringius, Owner
2912 Line Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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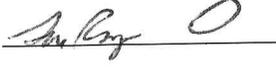
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Vytautas Ringius

Signature: 

Print Name: Sue Ringius

Signature: 

REZONING OPPOSITION LETTER

From: JSC Family LLC Owner of: 125 Lochwood Dr.
13237 SE 94th St.
OKC, OK 73165

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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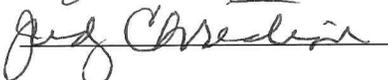
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Soe C. Christina

Signature: 

Print Name: Judy Christina

Signature: 

ON 12-29-2588

REZONING OPPOSITION LETTER

From: JENNIFER GOLDEN
120 DEVONSHIRE DR
NORMAN, OK 73071

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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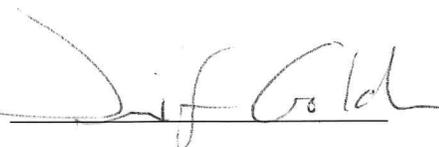
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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JENNIFER GOLDEN

Signature: 

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/05

REZONING OPPOSITION LETTER

From: Philip Scott
2937 COACH CT
NORMAN, OK 74071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Philip T. Scott

Print Name: _____

Signature: 

Signature: _____

REZONING OPPOSITION LETTER

From: Carmel LLC - AMIR
2920 Shortstop way
Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: DANIEL AMIR

Signature: 

Print Name: _____

Signature: _____

ON 12/29/25

REZONING OPPOSITION LETTER

From: Peggy Stollenberg
1131 Sandstone Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Peggy Stollenberg

Print Name: _____

Signature: Peggy Stollenberg

Signature: _____

REZONING OPPOSITION LETTER

From: Jerry D. and Carol G. White
2501 Broadwell Oaks Dr.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/25-xw

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jerry D. White
Print Name: Carol G. White

Signature: J. D. White
Signature: Carol G. White

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2008

REZONING OPPOSITION LETTER

From: Paulette Lindsey
2905 LOACH CT
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: PAULETTE LINDSEY

Signature: Paulette Lindsey

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Angie Hamm
2901 Canyon Oaks CE.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: ANGIE Hamm

Signature: Angie Hamm

Print Name: JERRY L. Hamm

Signature: desensed

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/09/2013

REZONING OPPOSITION LETTER

From: Martha Wicker
2805 Sandstone Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Martha Wicker

Signature: Martha Wicker

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/07/26-RW

From: Colleen & Jimmy D Hill
2900 Edinburg Dr
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Colleen Hill

Signature: Colleen Hill

Print Name: Jimmy Hill

Signature: J Hill

REZONING OPPOSITION LETTER

From: DOUG LADRET FOR SHARE, 400 COALBROOK LLC
400 COALBROOK DR.
NORMAN, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/14/2020 -JW

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: DOUG LADRET

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Kirk & Patty Cejda
424 Waterfront Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/30/26-LW

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kirk Cejda
Print Name: Patricia Cejda

Signature: Kirk Cejda
Signature: Patricia Cejda

REZONING OPPOSITION LETTER

From: Shari Cox
308 Waterfront Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/15/26-xw

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Shari Cox

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Todd and Mamie Sprinkle Baker
325 White Oaks Dr.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/14/2020 *EW*

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Todd A. Baker

Print Name: Mamie Sprinkle

Signature: 

Signature: 

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/09/2010 rw

From: Lenny & Emily Vile
2808 LOCKWOOD DR.
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

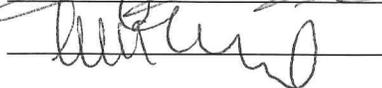
Thank you for your time and consideration.

Respectfully submitted,

Print Name: (Leonard) Lenny Vile

Print Name: Emily Vile

Signature: 

Signature: 

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/08/26-XW

From: The Greenes
116 Devonshire Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Richard S. Greene

Signature:

Richard S. Greene

Print Name: Mary Jean Greene

Signature:

Mary Jean Greene

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/07/26-XW

REZONING OPPOSITION LETTER

From: Phillip Dame
Catherine Johnson-Dame

Phil & Cathy Dame
2521 Broadwell Oaks Dr
Norman, OK 73071

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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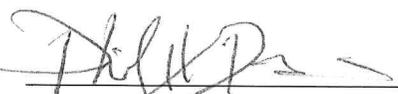
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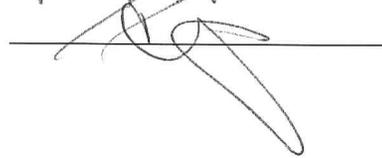
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Phillip Dame

Signature: 

Print Name: Catherine Johnson-Dame

Signature: 

REZONING OPPOSITION LETTER

From: JOHN TANTON
109 GREAT OAKS
NORMAN

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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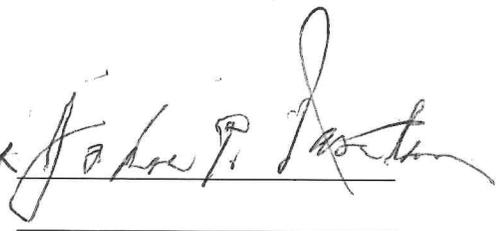
For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JOHN TANTON

Print Name: _____

Signature: 

Signature: _____

REZONING OPPOSITION LETTER

From: Donovan Bradshaw
2943 coach Ct.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/05/26-XW

**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Donovan Bradshaw

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/05/26-RW

From: Matt & Lindsay Welch
460 Waterfront Drive
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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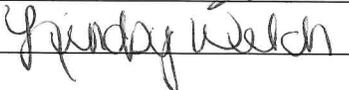
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Matt Welch

Signature: 

Print Name: Lindsay Welch

Signature: 

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/05/26-RW

From: Ramona Hale Heitt
3404 SE 32nd St
Norman, OK 73072

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Ramona Hale Heitt

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK
ON 01/05/20-RLW

From: DAVID NARANJO
2516 Broadwell Oaks Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: DAVID NARANJO Signature: David Naranjo
 Print Name: Carol Naranjo Signature: Carol Naranjo

ON 1-2-2009

REZONING OPPOSITION LETTER

From: Rickard M. Lindley
2500 Black Oaks Circle
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Rickard M. Lindley Signature: 

Print Name: _____ Signature: _____

REZONING OPPOSITION LETTER

From: Carrie Boylan
533 Bethany Oaks
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carrie Boylan Signature: Carrie Boylan
 Print Name: _____ Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2011

REZONING OPPOSITION LETTER

From: Andrea M. Golden and Bryan A.D. Muse
2508 Arbor Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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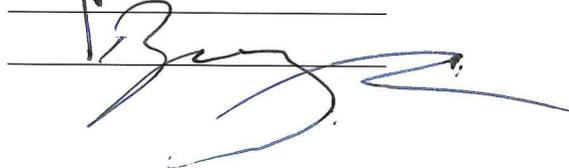
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Andrea M. Golden

Signature: 

Print Name: Bryan Muse

Signature: 

ON 12-21-09

REZONING OPPOSITION LETTER

From: Kent Hancock
1210 Manor DR.
Bartlesville OK.

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kent Hancock

Print Name: Michele Hancock

Signature: Kent Hancock

Signature: Michele Hancock

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-21-09

REZONING OPPOSITION LETTER

From: Daniel Munson
208 Water front Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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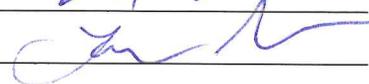
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Daniel Munson

Signature: 

Print Name: Laura Munson

Signature: 

REZONING OPPOSITION LETTER

FILED IN THE OFFICE
OF THE CITY CLERK

ON 1-2-2009

From: SALLY FARRIS
2913 Devonshire Dr
Norman OK 73069

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: SALLY FARRIS

Signature: _____



Print Name: _____

Signature: _____

ON 1-2-21 gms

REZONING OPPOSITION LETTER

From: Amber Koch
312 Edge Brook Ln
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Amber Koch

Print Name: _____

Signature: Amber Koch

Signature: _____

ON 1-2-26 am

REZONING OPPOSITION LETTER

From: STEPHEN DEVOSS PAMELA DEVOSS
316 WHITE OAKS DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: STEPHEN DEVOSS

Signature: Stephen D. Devoss

Print Name: PAMELA DEVOSS

Signature: Pamela C. Devoss

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-2-2009

REZONING OPPOSITION LETTER

From: Kara Stollenberg
513 Lone Oak Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
- The loss of open space and wildlife habitat, which currently serves as an important environmental buffer and natural area for local wildlife;
- The importance of preserving this space for its environmental, ecological, and community value, including stormwater absorption, natural green space, and neighborhood character;
- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kara Stollenberg

Print Name: _____

Signature: Kara Stollenberg

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-2-26 gm

REZONING OPPOSITION LETTER

From: BRIAN & SARAH SCHEITLER
532 WOODSONG DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: BRIAN SCHEITLER

Signature: 

Print Name: Sarah Scheitler

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-2-26 gm

REZONING OPPOSITION LETTER

From: ROBERT + APRIL TROTTER
220 SANDSTONE DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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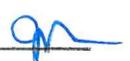
Respectfully submitted,

Print Name: ROBERT TROTTER

Signature: 

Print Name: April Trotter

Signature: 

ON 1-2-20 

REZONING OPPOSITION LETTER

From: John + Madi Kelly
2905 Line Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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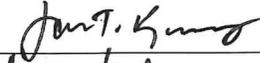
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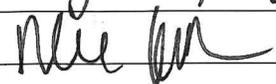
Thank you for your time and consideration.

Respectfully submitted,

Print Name: John Kelly

Signature: 

Print Name: Madi Kelly

Signature: 

FILED IN THE OFFICE
OF THE CITY CLERK
ON 1-2-20 *gn*

REZONING OPPOSITION LETTER

From: Christi and Charles Duncan
2929 Edinburg Dr
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Christi Duncan

Signature: 

Print Name: Charles Duncan

Signature: 

ON 12-31-25

REZONING OPPOSITION LETTER

From: Wanda Dome
2424 Line Drive
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Wanda Dome

Signature: Wanda Dome

Print Name: _____

Signature: _____

ON 12-31-25

REZONING OPPOSITION LETTER

From: Delaney Cooley & Vince Sandifer
2932 Canyon Oaks Court
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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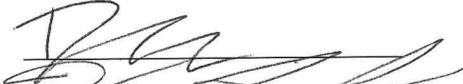
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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Delaney Cooley
Print Name: Vince Sandifer

Signature: 
Signature: 

ON 12.31.25

REZONING OPPOSITION LETTER

From: ALMA WILLIAMS / ISAAC WILLIAMS III
2828 SANDSTONE DR / ISAAC WILLIAMS IV
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: ALMA WILLIAMS Signature: 
Print Name: ISAAC WILLIAMS III Signature: 
ISAAC WILLIAMS IV ISAAC IV

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-31-25

REZONING OPPOSITION LETTER

From: Colton & Marisa Lindsey
2806 Devonshire Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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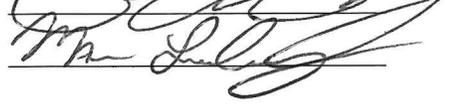
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Colton Lindsey

Signature: 

Print Name: Marisa Lindsey

Signature: 

ON 12-31-25

REZONING OPPOSITION LETTER

From: Deborah Niemeier
305 Pine Cove Ct
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Deborah Niemeier

Signature: Deborah Niemeier

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-31-25

REZONING OPPOSITION LETTER

From: Michael & Angela Nicholson
2849 Lakewood Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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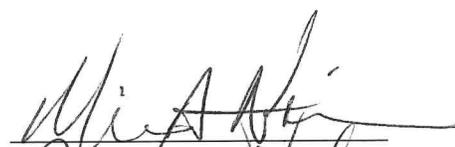
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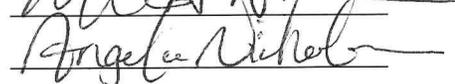
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Nicholson

Signature: 

Print Name: Angela Nicholson

Signature: 

ON 12/31/25

REZONING OPPOSITION LETTER

From: JAMES + CAROL Stone
2420 ARBOR DRIVE
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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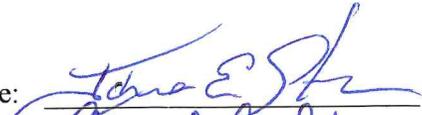
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Thank you for your time and consideration.

Respectfully submitted,

Print Name: JAMES Stone

Print Name: CAROL A. STONE

Signature: 

Signature: 

ON 12/31/25

REZONING OPPOSITION LETTER

From: T. Launer
2505 Arbor Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Katrina Launer Signature: Katrina Launer
Print Name: Madison Launer Signature: MLauner

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-31-25

REZONING OPPOSITION LETTER

From: Thomas Worthing
2421 White Oaks Dr
Norman, OK. 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Thomas M. Worthing

Print Name: Mary Worthing

Signature: 

Signature: Mary A. Worthing

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-31-25

REGINA SOUTHERN
REZONING OPPOSITION LETTER

From: 2921 LINE DR,
NORMAN OK
73067

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: REGINA SOUTHERN

Signature: 

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/88

REZONING OPPOSITION LETTER

From: David + Norma Allbritton
509 Lone Oak Dr
Norman OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

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- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: David Allbritton

Signature:

David Allbritton

Print Name: Norma Allbritton

Signature:

Norma Allbritton

ON 12/09/25

REZONING OPPOSITION LETTER

From: 505 Bethany Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: William M. Horton

Signature: William M. Horton

12-27-25

Print Name: Nurgul Khalitai

Signature: Nurgul 12/27/25

REZONING OPPOSITION LETTER

From: Wm and MARYANN FOLEY
2513 BLACK OAKS CIRCLE
NORMAN OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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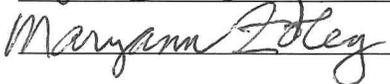
Thank you for your time and consideration.

Respectfully submitted,

Print Name: WILLIAM FOLEY

Signature: 

Print Name: MARYANN FOLEY

Signature: 

REZONING OPPOSITION LETTER

From: The Days
2902 Sunholstone Cir
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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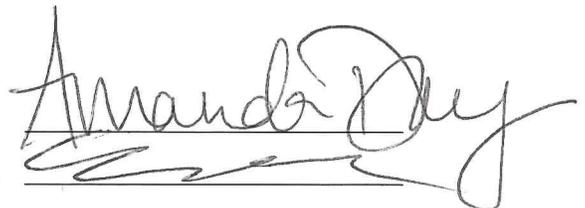
Respectfully submitted,

Print Name: Amanda Day

Print Name: Eric Day

Signature:

Signature:

The image shows two handwritten signatures. The top signature is for Amanda Day, written in a cursive style. The bottom signature is for Eric Day, also in a cursive style. Both signatures are written over horizontal lines that serve as guides for the signature placement.

REZONING OPPOSITION LETTER

From: Angelica Harper
2905 Sandstone Dr
Norman, Oh 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Angelica Harper

Print Name: _____

Signature:  _____

Signature: _____

ON 12-29-2588

REZONING OPPOSITION LETTER

From: Cal Stotenberg
309 Waterford Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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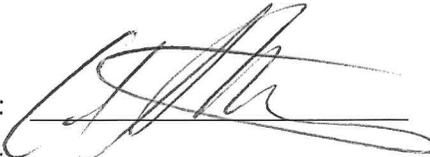
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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Cal Stotenberg
Print Name: _____

Signature: 
Signature: _____

ON 12-29-25 *gg*

REZONING OPPOSITION LETTER

From: Kelly Gillespie
313 Ridge Bluff Ct.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Kelly Gillespie

Signature: *Kelly Gillespie*

Print Name: _____

Signature: _____

ON 12-29-05

REZONING OPPOSITION LETTER

From: MICHAEL THOMAS
2917 SANDSTONE DR
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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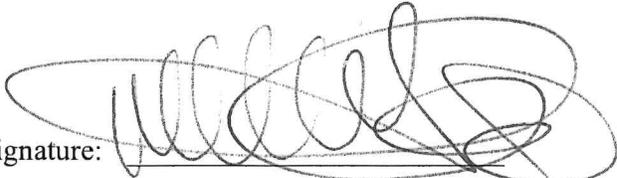
For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: MICHAEL THOMAS

Print Name: _____

Signature: 

Signature: _____

REZONING OPPOSITION LETTER

From: Dr. Cheryl McBee
2429 Arbor Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Dr. Cheryl McBee

Print Name: _____

Signature: Cheryl McBee

Signature: _____

ON 12-29-2588

REZONING OPPOSITION LETTER

From: Javier & Kelly Clark
2504 Black Oaks Circle
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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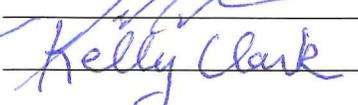
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Javier Clark

Signature: 

Print Name: Kelly Clark

Signature: 

ON 12-29-25

REZONING OPPOSITION LETTER

From: TERESA Bailey
MADISON Bailey
2913 Edinburg Dr. Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: TERESA Bailey

Signature: Teresa Bailey

Print Name: Madison Bailey

Signature: Madison Bailey

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/05

REZONING OPPOSITION LETTER

From: Logan & Sandra Whalen
325 Waterfront Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Sandra Whalen

Signature: Sandra Whalen

Print Name: LOGAN WHALEN

Signature: Logan Whalen

ON 12/29/2588

REZONING OPPOSITION LETTER

From: Jersey Deming
2804 Lochwood Dr
NORMAN, OK 73071

To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jersey Deming
Print Name: n/a

Signature: 
Signature: n/a

ON 12-29-2588

REZONING OPPOSITION LETTER

From: ALEXANDRA MURPHY
124 DEVONSHIRE DR.
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: ALEXANDRA MURPHY

Signature: _____

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Leon R. Brownlee
2917 Edinburg Dr.
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Leon R. Brownlee

Signature: 

Print Name: _____

Signature: _____

REZONING OPPOSITION LETTER

From: Tristan Martin
Julia Martin
2929 Couch Court
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Tristan Martin

Signature: Tristan Martin

Print Name: Julia Martin

Signature: Julia Martin

REZONING OPPOSITION LETTER

From: B. Wolfe
501 Bethany Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Brian Wolfe

Signature: BWolfe

Print Name: _____

Signature: _____

ON 12/29/25 88

REZONING OPPOSITION LETTER

From: Andrew + Stefanie Thomas
3021 LINDA DR.
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

The subject property is currently zoned C-2, General Commercial District, and R-1, Single-Family Dwelling District. The application requests rezoning of a portion of the property from R-1, Single-Family Dwelling District, to RM-6, Medium Density Apartment District.

As property owners within the 350-foot notification boundary, **we respectfully submit this letter to formally state our opposition to the proposed rezoning.**

Our opposition is based on several concerns, including but not limited to:

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- Increased strain on existing infrastructure and public services;
- Anticipated increases in traffic, congestion, and parking demands in the area.

For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Andrew Thomas

Signature: 

Print Name: Stefanie Thomas

Signature: 

REZONING OPPOSITION LETTER

From: Wanda Wildin
2917 Rockingham Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

We are writing in response to your letter regarding a Pre-Development application for a proposed rezoning and preliminary plat affecting approximately 11.6 acres of property generally located at the northeast corner of 24th Avenue NE and Alameda Street.

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Wanda Wildin

Signature: *Wanda Wildin*

Print Name: _____

Signature: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/05

REZONING OPPOSITION LETTER

From: Deanna + Cezary Poljanowski
2913 Rockingham Drive
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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- Anticipated increases in traffic, congestion, and parking demands in the area.

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Deanna Poljanowski Signature: Deanna Poljanowski
Print Name: Cezary Poljanowski Signature: Cezary Poljanowski

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-29-2588

REZONING OPPOSITION LETTER

From: Victor & Laura Teran
2513 Broadwell Oaks Dr.
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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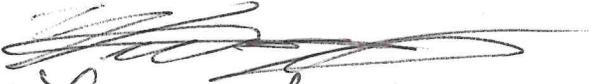
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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Victor Teran Jr.

Signature: 

Print Name: Laura Teran

Signature: Laura Teran

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12-29-25 88

REZONING OPPOSITION LETTER

From: Tony + Connie Oubre
2921 Couch St
Norman, OK

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Anthony Oubre

Signature: [Signature]

Print Name: Connie Oubre

Signature: [Signature]

12/23/25

ON 12-29-25-88

REZONING OPPOSITION LETTER

From: JEFF & KATINA MURRAY
425 Waterfront Dr
NORMAN, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JEFFERSON MURRAY

Signature: _____

Print Name: Katrina Murray

Signature: _____



FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/29/05 ss

REZONING OPPOSITION LETTER

From: JEFF & KATINA MURRAY
428 Water Front Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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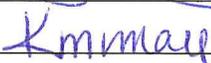
Thank you for your time and consideration.

Respectfully submitted,

Print Name: JEFFERSON MURRAY

Signature: 

Print Name: Katina Murray

Signature: 



FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/08

REZONING OPPOSITION LETTER

From: Nathan Underwood and Micci Underwood
537 Bethan Oaks Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Nathan Underwood

Print Name: Micci Underwood

Signature: 

Signature: 12-22-25 Micci Underwood

12-22-25

Underwood

FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2008

REZONING OPPOSITION LETTER

From:



**To: City of Norman Department of Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069**

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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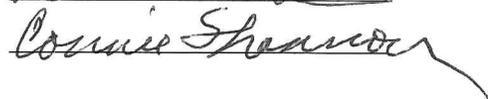
Print Name: David Shannon

Signature:



Print Name: Connie Shannon

Signature:



FILED IN THE OFFICE
OF THE CITY CLERK
ON 12/29/2588

REZONING OPPOSITION LETTER

From: Susan J. Parker
312 Waterfront Dr
Norman, OK 73071

To: **City of Norman Department of Planning and Community Development**
225 N. Webster Ave.
Norman, OK 73069

Re: Pre-Development Discussion of a Rezoning and Preliminary Plat Request

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Susan J Parker

Signature: Susan J Parker

Print Name: _____

Signature: _____

January 17, 2026

Re: Alameda Project, current and future AIM Norman Projects

FILED IN THE OFFICE
OF THE CITY CLERK
ON 02/06/26-LW

City of Norman Planning Commissioners and Council Members

I was given the chance to speak at a City Planning Meeting on January 8, 2026 regarding the Alameda Project. I was impressed with the City Planning Commissioners who listened and responded to many of the concerns regarding our protests of the said project. Although, I am not against having mixed use zoning on that corner, I do think we need to continue to plan our great city with care to keep our urban forest and waterways healthy.

Public speaking is stressful and hard but the point I was trying to make on this project and future AIM NORMAN projects is what can cities do to plan expansion and growth while maintaining the urban forest and waterways that help our communities. For example, what could the developer do to ensure the health of the water way and strand of trees that connect his property to Royal Oaks? For one, they can mitigate trash blowing into the protected wetlands during construction. Because, even if the new residents of the proposed development and Royal Oaks wanted to clean up just the trash along that protected area, we would need a permit from the state and permission from the owner, so it's not a simple clean-up project. Second, they can keep the dwellings to two-story buildings so that the tree height is greater than the buildings. Anything higher would dwarf the trees in the area and be a deterrent to migrating birds.

The commissioners were surprised to hear that I saw pelicans at our lake. I must admit my first year here in 2024, I was surprised to see seagulls here but when the pelicans arrived in on February, I was doubly surprised! We've seen eagles, both bald and golden. I had no idea Oklahoma had such a wide variety of bird life. Our small area has had blue herons, great white egrets, cormorants, ducks, geese, whooping crane, seagulls, pelicans, Mississippi kites, green herons, cardinals, scissor-tails, red-shouldered black birds, robins, cowbirds, crows, grackles, nighthawks, owls, and many others that I have not yet identified. I've posted some for you taken with my humble pixel phone.

I'm attaching an article that explains much better than I could about the benefits of urban forest. I am summarizing the article here because it is web based so printing it out makes it a bit hard to read. I used Co-Pilot AI to summarize this article. It did a great job!

Summary of Article

Urban forestry has grown far beyond simple beautification. Thanks to new tools like GIS mapping, remote sensing, and data analysis, we now understand just how much trees quietly do for us every day. They cool our neighborhoods, clean our air, reduce energy bills, absorb stormwater, support wildlife, and even improve our health and well-being. When

we put numbers to these benefits, it becomes clear that trees are truly part of our city's essential infrastructure.

As our community grows and weather patterns become more extreme, our tree canopy is under real pressure. Across the country, cities are losing millions of trees each year, often without realizing it until the loss becomes visible. The article highlights how places like Washington, D.C. and Wake County, North Carolina are using data-driven approaches to protect and expand their urban forests. Their work shows that when cities plan intentionally—mapping trees, tracking canopy changes, and planting the right species in the right places—they save money, reduce heat risks, prevent flooding, and create healthier neighborhoods.

The big takeaway is simple: trees don't just make our city look nice. They make it safer, healthier, and more resilient. With thoughtful planning and long-term investment, we can ensure that our tree canopy grows along with our community, rather than shrinking as development accelerates. Residents value these natural spaces, and with the right policies in place, we can protect them for future generations.

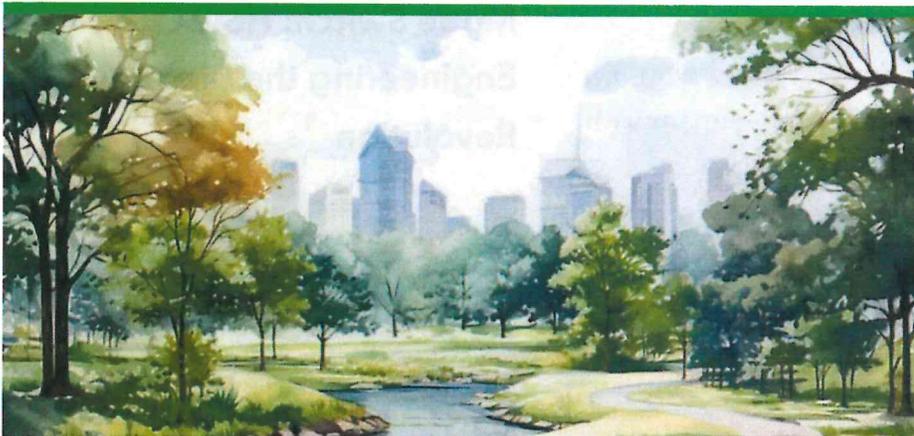
Thank you for reading this and keeping Urban Forest in mind for future projects.

Patricia Kerr

Infrastructure April 22, 2025

Geospatial Technology Helps City Planners Protect and Expand Urban Forests

By [Christian Carlson](#)



Christian Carlson

Christian Carlson is the director of state, local,

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Modern urban forestry focuses on protecting and expanding tree canopies across the world that make cities not only more beautiful but healthy and resilient.

Key Takeaways

- City planners are using GIS technology to maintain a balance between forests and developed land.
- Through extensive use of maps and data science, urban foresters are finding the most suitable places to restore and expand urban forests.

transformation over his 20 years at Esri and is excited to see what users do with the latest enterprise-scale tools. Christian has worked with many of Esri's largest customers from Fortune 500 private-sector utilities and environmental firms to large municipal and regional governments. His expertise in strategic deployment of GIS has helped those organizations transform their operations to better serve citizens and customers while improving efficiency, transparency, and cross-departmental collaboration. He earned undergraduate degrees in economics and geography at the University of Colorado Boulder and a master's degree in business

We know this because modern tree stewards—arborists, geographers, and data analysts—analyze extensive data to illuminate trees’ essential role in vital communities.

Across a growing number of communities, elevating trees from mere amenities to essential assets marks the first step in prioritizing urban forestry. These living infrastructure elements now receive the same critical attention as other vital investments, supported by sophisticated research and technology systems that organize and guide preservation efforts.

“We’re engaged in asset management,” said Earl Eutsler, associate director of the Urban Forestry Division for the District Department of Transportation in Washington, D.C. “We invest in trees, and they become more valuable over time as they grow. And for that to happen, you have to have space where trees can exist near and amongst people.”



May 25, 2021 | Christopher Thomas | GIS FOR GOOD

How Austin’s Map of Trees Helped City Leaders See and Tackle Social Inequities

Urban Sprawl’s Global Footprint

Weather patterns, satellite images, heat maps, and government records have documented explosive growth of urban areas in the US and globally. Maps and imagery show how urban expansion is changing the face of the planet. About [2,000 acres of farmland and ranchland were being developed](#) as urban space on any given day between 2001 and 2016, according to American Farmland Trust.

Researchers estimate that more 18 million acres of farmland and ranchland could be developed or paved between 2016 and 2040. That amount of land is about equal in size to the state of South Carolina.

Globally, expansion of cities could claim 106–377 million acres of land by 2030 if growth proceeds unchecked, according to American Farmland Trust.

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Geospatial news for executives, managers, and tech professionals

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Technology for Futureproof Investing

[Urban land expanded by 14 percent](#) in the US between 2000 and 2020, according to a report by the University of Michigan’s Center for Sustainable Systems. Meanwhile, tree cover in the United States is

“If we’re not thoughtful about each of the decisions we’re making, we could be making 8,000 mistakes a year,” Eutsler said. “That’s why it was important for us to create a decision-support tool that our staff could refer to as they’re making the individual decisions that spool up into that annual investment in tree planting. We invest several million dollars a year and try to make it the most future-proof, future-ready investment.”

Future-proofing focuses on resilience or adaptation to changing weather patterns, such as extended heat waves. Investing in shade trees can make the hottest neighborhoods more livable, improve public health, and reduce heat-related deaths and energy use.

GIS maps provide a visual, street-by-street inventory for comparing year-over-year canopy growth and decline in the city’s eight wards. Those maps show the city’s required planting areas, located between the roads and the sidewalks, as well as details about the type and age of the trees growing within them.

A decade of GIS mapping, analysis, and predictive modeling now directs Washington, DC’s forest management strategy, pinpointing optimal planting locations and identifying the most suitable tree species for each environment.

Those historical records help identify shade-providing species with high tolerance for both current and future challenges—including intensifying cycles of drought and flooding and greater exposure to pests and disease.

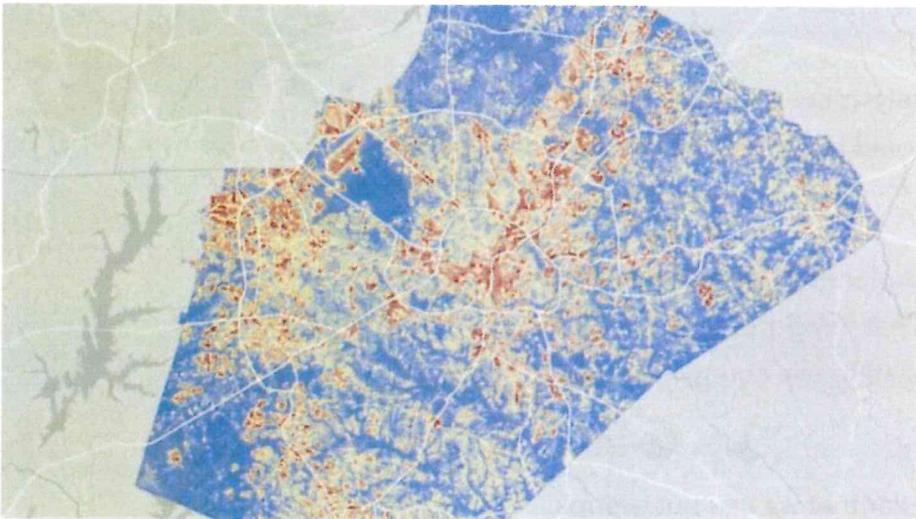
“It’s too much information for any one person to know at the citywide level or even in the zone that they are individually responsible for,” Eutsler said. “We want to have meaningful granularity as well as scale that is relevant for making decisions that don’t exacerbate either a diversity issue or a climate adaptation and mitigation challenge. And so we’ve synthesized all these data sources and then brought in that spatial element to give people a sense of what is best to plant where.”

allocated to crops and other vegetation, buildings, bare soil, and bodies of water.

The land-cover analysis using remote sensing data from 2010 and 2020, showed that Wake County had lost 11,122 acres of its tree canopy—or 3.6 percent—over the previous 10 years. One-fourth of the county’s 597 US census blocks lost more than 5 percent of their tree canopy. That means trees in some locations are more vulnerable than in others.

“The technology is allowing us to gauge the change that’s happening between the built and the natural areas,” said Bill Shroyer, senior GIS analyst for Wake County’s Long-Range Planning Department. “We’re trying to work within that interplay of development and urbanization to bring back some of the natural elements. It’s brought to the forefront an emphasis on policy to reestablish tree canopy.”

County officials use [GIS maps and spatial analysis](#) to uncover opportunities and risks. Based on those insights, they establish and rank priorities to ensure that communities continue to make room for nature.



The average land surface temperature in Wake County, North Carolina, is far hotter (in red) where there are no trees.

GIS analysis shows that over their life span, Wake County’s trees have already removed and stored more than 10.2 million tons of carbon dioxide from the atmosphere and absorbed an estimated 8.1 billion gallons of stormwater.

Getting Started: Uncovering the Hidden Value of Trees

As cities expand to accommodate growing populations, planners and policymakers also work to ensure nature is abundant enough to provide essential services for communities. Those services make cities of the future livable and resilient—and make the case for trees.

Four essential steps are required to evaluate, monitor, and protect existing urban forests and maintain a balance as new construction expands.

- Identify and map existing land uses across the territory. Satellite images and remote-sensing technologies offer precision and detail of existing conditions and become a foundation for GIS maps.
- Evaluate and document tree species, health, and location by using maps. The first analysis becomes a baseline for detecting change in the future.
- Measure the environmental and socioeconomic impact of tree canopy. For example, how much carbon dioxide are trees removing from the atmosphere? Are more trees needed to help cool the hottest neighborhoods or to absorb stormwater in areas prone to flooding?
- Identify the most suitable locations for planting more trees, based on local priorities.

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