

February 9, 2026

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

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 02/09/26-XW

To Members of Norman Planning Commission:

The property owners at 1124 Chautauqua Avenue, Michael D. Carter and Barbara O'Brien, protest in writing Item Number 3 on the Planning Commission's 2/12/26 Agenda, concerning "Chautauqua-Hoover-College Rezoning".

The updated plan of the developer is significantly different from and much larger than the original plan to develop 1107-1109 Chautauqua. The largest part of the property utilized under the revision is already zoned to accommodate the developer's plan; however, rezoning of 1107 and 111 Chautauqua from R-1 to SPUD is still necessary to complete it.

We believe the rezoning request should be rejected or postponed for the following reasons, including but not limited to:

1. The revised project is improved by being more "university-facing" than "neighborhood facing." However, significant frontage still exists along the east side of Chautauqua Avenue. To reinforce the university-facing aspect of this project, a 6-foot wall should be built along Chautauqua, clearly separating the project from the neighborhood. This would create no aesthetic issue since nearly all of the east side of Chautauqua from Lindsey to Timberdell is already lined with street-facing fences and parking lots.
2. The project remains inadequately provisioned with parking. The new parking lot next to Lambda Chi, which is proposed as possible parking for the development, will be used entirely by Lambda Chi until and unless that fraternity goes under. We remain concerned that overflow parking will naturally migrate to Hoover and Wilson streets, already clogged with Press & Plow traffic. A wall at Chautauqua would help discourage use of Wilson and Hoover by the residents.
3. The project proposed is an owner-occupied condo development, which is preferable to student rentals. We remain concerned as to the method by which this status can be guaranteed.

OKLAHOMA CITY

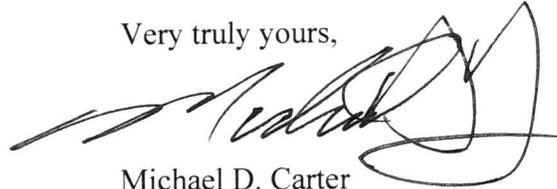
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4. We remain wary of the rezoning of these two lots from R-1 to SPUD creating a domino effect not only for additional mini-dorm development at 1105, 1109, and 1023 Chautauqua, but that landlords on the west side of Chautauqua might attempt to take advantage of a precedent for rezoning their own R-1 properties when they see what the developer undoubtedly hopes will be a successful, money-making project.

In sum, we request the planning commission deny this application or postpone it until additional details and agreements regarding SPUD provisions can be negotiated with the developer.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Carter", with a large, stylized flourish at the end.

Michael D. Carter  
Barbara O'Brien  
1124 Chautauqua Avenue