

March 16, 2026

City of Norman
Planning Commission and City Council Members
225 N. Webster Ave.
Norman, OK 73069

I am writing to respectfully ask you to **deny the proposal for the expansion of the NOUN hotel** because it undermines the Center City Form Based Code and sets a precedent that could permanently change our neighborhood.

When the NOUN hotel's CCPUD was approved, it included an exception to the height limit specified by CCFBC. Although many of us had concerns about setting a precedent for the height of buildings on University, the large parking lot between the NOUN and most homes on Park and Elm buffers its impact on the nearby neighborhood.

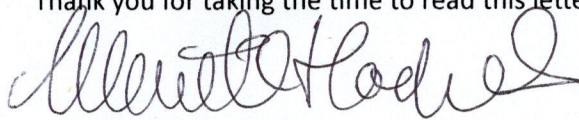
This proposal is different. The expansion would be 17 feet from the fence line that the NOUN's property shares with a single-family home on Park. There would be no buffer. A 54-foot-tall brick wall would rise directly behind that property, blocking sunlight for much of the day and fundamentally changing the livability of that home.

There's also the broader issue of precedent. Even if approving this request does not legally obligate the City to approve future exceptions, it will certainly be cited in future requests. If these requests are approved, Park's homes will gradually be shaded by large new buildings blocking the sun from the east.

I understand the hotel's financial goals and the potential for additional tax revenue. But private financial gain should not override the building height limits that CCFBC thoughtfully put in place with the **specific goal of safeguarding the single-family homes on Park.**

Please do not undermine CCFBC; please vote no on this project.

Thank you for taking the time to read this letter.



Mariëlle Hoefnagels
425 Elm Ave., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 03/16/26-RW