

# Protest Map

8.91% Protest  
Within Notification Area



Map produced by the City of Norman  
Geographic Information System

The City of Norman assumes no responsibility for  
errors or omissions in the information presented



1 INCH = 433 FEET

0 50 100 200 300 400 500

FEET



Subject Tract



Notification Area

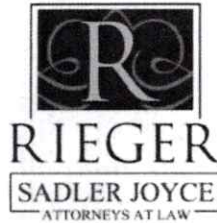


Protest



Protest Outside  
Notification Area

# Verified Notification Area Protest Letters



November 3, 2025

City of Norman  
Planning Department  
225 N. Webster Ave  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

We represent Norman Premium Real Estate, LLC (the "**Applicant**"), in the attached Application for a Pre-Development Information Meeting. The Applicant seeks to rezone a portion of and preliminary plat the entire subject property in order to facilitate the development of a commercial site at the hard corner of 24<sup>th</sup> Ave NE and Alameda Street, as well as multi-family residential dwelling units, as more particularly shown on the preliminary site development plan.

We respectfully request that you set a Pre-Development neighborhood meeting for this Application. Please let me know if you have any questions. We thank you for your consideration.

Very Truly Yours,  
**RIEGER SADLER JOYCE LLC**

**Gunner B. Joyce**  
Attorney at Law

**Please send this page in with your signed opposition letter to the City of Norman Department of Planning and Community Development at:  
225 N. Webster Ave.  
Norman, OK 73069**



BEING A PART OF THE SW/4 OF  
SECTION 27, T-9-N, R-2-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

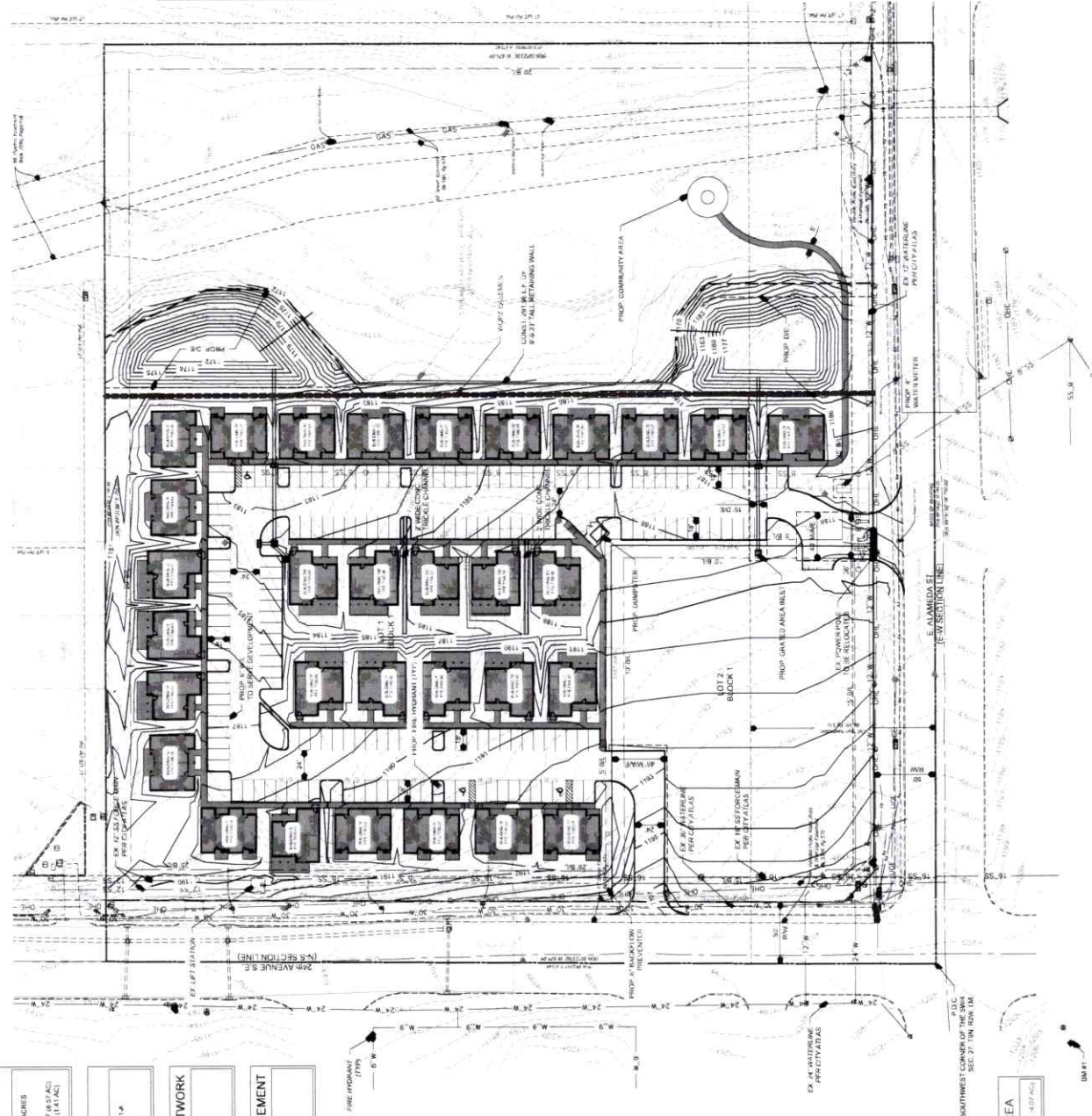
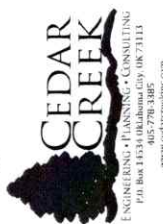
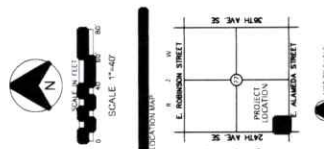
**LEGAL DESCRIPTION**

A TRACT OF LAND BEING PART OF THE SEVENTH QUARTER  
(SW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP 18 NORTH,  
RANGE TWO EAST OF THE BLUE HILLS RANGE, IN SIOUX COUNTY,  
SOUTH DAKOTA, BEING MORE PARTICULARLY AND MORE FULLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION  
27, THENCE N 61° 30' E A DISTANCE OF 150.00 FEET TO THE WEST  
THE END BEING 30' EAST OF A DISTANCE OF 150.00 FEET TO THE WEST  
THENCE S 61° 30' E A DISTANCE OF 154.00 FEET TO THE SOUTH  
SECTION LINE, THENCE S 71° 30' W A DISTANCE OF 77.00 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 540.87 ± SQ FT OR 12.51 ± ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREIN IS LOCATED COMPLETELY  
WITHIN THE UNINCORPORATED AREA OF THE TOWNSHIP 18 NORTH  
INDUSTRIAL COMPANY'S COMMITMENT NO. 231/06/045 DATED  
AUGUST 15, 2002.

[illegible]

<p><b>CONTACT LIST</b></p> <p>OWNER: JAMES, L.C.          ATTORNEY: JAMES PANDER          EMAIL: jlpander@jameslcp.com          AGO # 118167 COMMERCIAL          STATE BAR # 100000000          EMAIL: jlpander@attorneys.com          PHONE: 408.283.3353</p>	<p><b>SITE DATA</b></p> <p>TOTAL ACREAGE 11.9819 ACRES          TOTAL LOTS 2          LOT 1 2.3117 ACRES (19.82%)          LOT 2 9.6702 ACRES (81.18%)</p>	<p><b>ZONING</b></p> <p>CURRENT ZONING: C-2 &amp; T-4          PROPOSED ZONING: RM-6</p>	<p><b>ESTIMATED DIRTWORK</b></p> <p>TOTAL CUT 4,112.22 CY          TOTAL FILL 4,112.22 CY          NET FILL 0.00 (24.23% FILL)</p>	<p><b>ESTIMATED PAVEMENT</b></p> <p>ROADS: 3,762.75 SQ. YD.          PARKING: 22.71 SQ. YD.          SIDEWALK: 5,048.75 SQ. YD.</p>
<p><b>DATE PREPARED: 11.03.25</b></p>				

[illegible]

BENCHMARK DATA		VERTICAL DATE: MAR 06 CIG GDS MONUMENT
DESC: 100% NAL	DESC: 100% NAL	
REF: 100% NAL	REF: 100% NAL	
N: 68703.47	N: 68703.47	
E: 100% NAL	E: 100% NAL	
U: 1.107 080	U: 1.114 000	
DESC: 100% NAL	DESC: 100% NAL	
REF: 100% NAL	REF: 100% NAL	
N: 68657.208	N: 68657.208	
E: 100% NAL	E: 100% NAL	
U: 1.107 080	U: 1.114 000	
DESC: 100% NAL	DESC: 100% NAL	
REF: 100% NAL	REF: 100% NAL	
N: 68657.333	N: 68657.333	
E: 100% NAL	E: 100% NAL	
U: 1.107 080	U: 1.114 000	

SETBACK DATA	PARK/WQBP AREA
RM-4 ZONING FRONT SETBACK: 20' SIDE SETBACK: 10' REAR SETBACK: 10' SIDE SETBACK: 5'	TOTAL ACRES: 17.2784 (80' x 437' AC) TOTAL ACRES: 17.2784 (80' x 437' AC)
C-2 ZONING FRONT SETBACK: 10' BACK SETBACK: 10' SIDE SETBACK: 10'	



## **NOTIFICATION OF REZONING OPPOSITION LETTER**

Dear Resident,

**You recently received a notice informing you that a request has been submitted to the City of Norman to rezone approximately 11.6 acres located at the northeast corner of 24th Avenue NE and Alameda Street from R-1 Single-Family Residential to RM-6 Medium Density Apartment.**

As residents within the 350-foot notification area, you have the opportunity to submit a letter expressing concerns regarding this proposed rezoning. **Enclosed is a prepared Rezoning Opposition Letter** outlining concerns such as the loss of open space and wildlife habitat, increased traffic and congestion, added strain on existing infrastructure, and changes to the character of the surrounding neighborhood.

If you share these concerns, **please complete the name and address section at the top** of the enclosed letter and **sign at the bottom**. The signed letter will be submitted to the City of Norman Department of Planning and Community Development in opposition to the proposed rezoning.

**Please mail the signed letter by or before December 31<sup>st</sup>, as it is important that all responses are received by this date.**

Thank you for your time and participation.

Sincerely,

Royal Oaks Homeowners Association

ON 12-29-25 ss

**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**

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

**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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- 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: GREGORY A. KERR

Signature: *Gregory A. Kerr*

Print Name: PATRICIA KERR

Signature: *Patricia A. Kerr*



ON 12-29-25 ss

**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**

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: Marty Skrapka

Print Name: Kelly Skrapka

Signature: Marty Skrapka

Signature: Kelly Skrapka

**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

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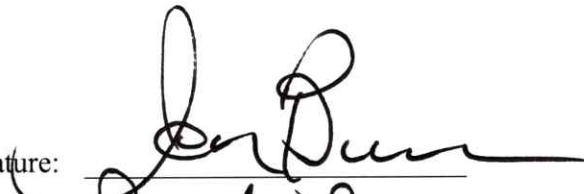
For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jon Brewer

Print Name: PAMELA BREWER

Signature: 

Signature: Pamela Brewer



ON 12-29-25 ss

**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**

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: ROBERT KELLY

Signature: 

Print Name: LARA KELLY

Signature: 



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**

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: Shelby Norvell

Signature: Shelby Norvell

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Shelby Norvell  
112 Mountain Oaks Dr  
Norman, OK 73071



**REZONING OPPOSITION LETTER**

From: Melanie Bartfield  
2701 Lochwood 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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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: Melanie Bartfield

Signature: Melanie Bartfield

Print Name: \_\_\_\_\_

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**

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: Joseph Tambe

Print Name: Hilda G. Tambe

Signature: Joseph Tambe

Signature: Hilda G. Tambe



**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**

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Thank you for your time and consideration.

Respectfully submitted,

Print Name: Carrie James  
Print Name: Timothy Smith

Signature: *Carrie James*  
Signature: *Timothy Smith*

**REZONING OPPOSITION LETTER**

From: The Tribbles  
204 Great Oaks Dr  
Norman, OK 73021

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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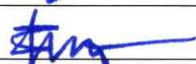
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Michael Tribble

Print Name: Eryn Tribble

Signature: 

Signature: 

12/21/25

12/21/2025



Inside

**REZONING OPPOSITION LETTER**

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 12-31-25

From: Carmen and Nick 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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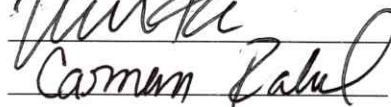
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Nicholas Brown

Signature: 

Print Name: Carmen Rabel

Signature: 



**REZONING OPPOSITION LETTER**

From: Michael & Emily Brown  
209 Mountain Oaks  
Norman OK 730671



FILED IN THE OFFICE  
OF THE CITY CLERK

ON 12-26 gmr

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: Michael Brown

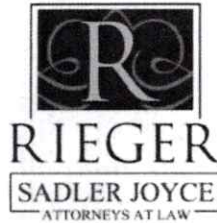
Print Name: EMILY BROWN

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Two handwritten signatures are present. The first signature, for Michael Brown, is written in dark ink and is somewhat stylized. The second signature, for Emily Brown, is also in dark ink and appears to be a cursive or semi-cursive script.

# All Remaining Protest Letters



November 3, 2025

City of Norman  
Planning Department  
225 N. Webster Ave  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

We represent Norman Premium Real Estate, LLC (the "**Applicant**"), in the attached Application for a Pre-Development Information Meeting. The Applicant seeks to rezone a portion of and preliminary plat the entire subject property in order to facilitate the development of a commercial site at the hard corner of 24<sup>th</sup> Ave NE and Alameda Street, as well as multi-family residential dwelling units, as more particularly shown on the preliminary site development plan.

We respectfully request that you set a Pre-Development neighborhood meeting for this Application. Please let me know if you have any questions. We thank you for your consideration.

Very Truly Yours,  
**RIEGER SADLER JOYCE LLC**

**Gunner B. Joyce**  
Attorney at Law

**Please send this page in with your signed opposition letter to the City of Norman Department of Planning and Community Development at:  
225 N. Webster Ave.  
Norman, OK 73069**



BEING A PART OF THE SW/4 OF  
SECTION 27, T-9-N, R-2-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

[illegible]

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER  
SEMI-OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH  
RANGE 100 (2) WEST OF THE RUSSIAN MERIDIAN, IN SHERMAN  
COUNTY, OKLAHOMA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 17, THENCE N 07°30' W A DISTANCE OF 674.04 FEET, THENCE S 89°31'30" E A DISTANCE OF 750.00 FEET TO THE WEST LINE OF ROYAL OAKS SECTION 8, THENCE S 90°23'00" E A DISTANCE OF 674.04 FEET TO THE SOUTH LINE OF SECTION 10, THENCE S 89°31'30" W A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 504.90754 SQ FT OR 11.5610 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREIN IS LOCATED COMPLETELY WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE INSURANCE COMPANY'S COMMITMENT NO. 75315658 DATED FEBRUARY 16, 2006.

BASES OF BEARING: AN ASSUMED BEARING OF N 89°59'22" WAS THE  
 DIRECTION OF THE SUBJECT PROPERTY PER DR. LUMA STATE  
 PLANE (2002)

STORM DRAINAGE DETENTION BASINMENT

[illegible]

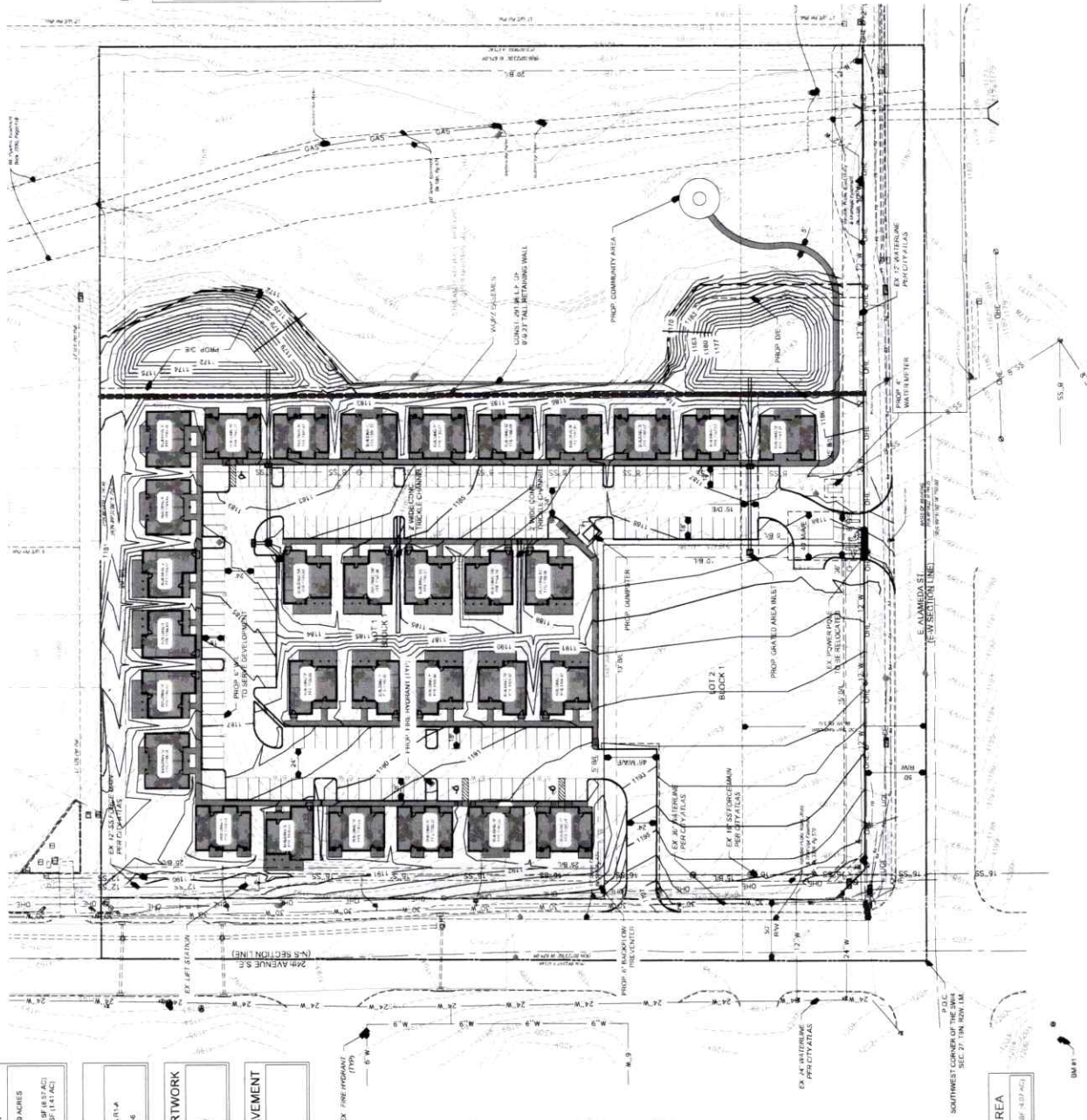
SCALE 1"=40'



NOT TO SCALE



ENGINEERING • PLANNING • CONSULTING  
P.O. Box 14334 Oklahoma City, OK 73113  
405-778-3385  
[www.cedarcreekinc.com](http://www.cedarcreekinc.com)



TOTAL ACRES: 11.5819 ACRES

OWNER  
PZH HOLDINGS, LLC  
ATTN: JAMES PARKER  
EMAIL: jparker@pzh.com

CURRENT ZONING: G-2 & R1#
PROPOSED ZONING: RM-6

UT ZONING: G-2 & R1-A  
 ZONING: RM-6

**ESTIMATED PAVEMENT**

DRIVES: 31 062 75 SF  
PAR+DNG: 22 216 35 SF  
SIDEWALK: 9 049 2/5 SF

TOTAL CUT: 4 112 22 CY  
TOTAL FILL: 26 443 36 CY  
NET (FILL): 24 330 14 CY

ESTIMATED PAVEMENT

DRIVES: 31,052.78 SF  
PARKING: 22,216.35 SF  
SIDEWALK: 9,048.75 SF

DRIVES: 31,052.75 SF  
PARKING: 22,216.35 SF  
SIDEWALK: 9,049.25 SF

[illegible][illegible]

VERTICAL DATUM: NAVD 83	GPS MONUMENT
BENCH-MARK #1 D.F.S.C. MAG. N.H.I. N 62870.461 E 2145607.049 Z 2117.907	BENCH-MARK #A D.F.S.C. MAG. N.H.I. N 62774.587 E 2145609.753 Z 2192.135
BENCH-MARK #1 D.F.S.C. MAG. N.H.I. N 6286427.348 E 2145609.010 Z 2107.368	BENCH-MARK #2 D.F.S.C. MAG. N.H.I. N 6286507.333 E 2146814.306 Z 21181.036

## TOTAL ALUMINUM: 17.2 (M, 80.0F, 16.0F AG)

ANAL. Calcd for  $C_{10}H_{10}O_4$ : C, 64.81%; H, 5.45%. Found: C, 64.8%; H, 5.4%.

0341

1

## **NOTIFICATION OF REZONING OPPOSITION LETTER**

Dear Resident,

**You recently received a notice informing you that a request has been submitted to the City of Norman to rezone approximately 11.6 acres located at the northeast corner of 24th Avenue NE and Alameda Street from R-1 Single-Family Residential to RM-6 Medium Density Apartment.**

As residents within the 350-foot notification area, you have the opportunity to submit a letter expressing concerns regarding this proposed rezoning. **Enclosed is a prepared Rezoning Opposition Letter** outlining concerns such as the loss of open space and wildlife habitat, increased traffic and congestion, added strain on existing infrastructure, and changes to the character of the surrounding neighborhood.

If you share these concerns, **please complete the name and address section at the top** of the enclosed letter and **sign at the bottom**. The signed letter will be submitted to the City of Norman Department of Planning and Community Development in opposition to the proposed rezoning.

**Please mail the signed letter by or before December 31<sup>st</sup>, as it is important that all responses are received by this date.**

Thank you for your time and participation.

Sincerely,

Royal Oaks Homeowners Association



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

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: PAULETTE LINDSEY  
Print Name: \_\_\_\_\_

Signature: Paulette Lindsey  
Signature: \_\_\_\_\_



ON 12/29/05

**REZONING OPPOSITION LETTER**

From: Angie Hamm  
2901 Canyon Oaks 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

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

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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: ANGIE Hamm

Signature: Angie Hamm

Print Name: JERRY L. Hamm

Signature: desensed

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 12/09/25

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

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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: Martha Wicker

Signature: Martha Wicker

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**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

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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- 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: Carol I. Wilson Signature: Carol I. Wilson

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_



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

**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

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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- 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: Carol O'Bryan

Signature: Carol O'Bryan

Print Name: Tony O'Bryan

Signature: Deceased 12/2/24

DEC 26, 2025

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 12-29-25

**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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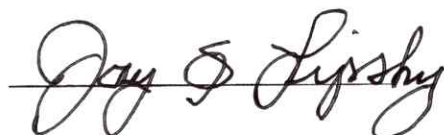
Thank you for your time and consideration.

Respectfully submitted,

Print Name: JAY S. LIPSHY  
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_





12-26-25

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 12/29/2588

**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

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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- 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: \_\_\_\_\_



**REZONING OPPOSITION LETTER**

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 12/29/05

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

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 24<sup>th</sup> Avenue NE and Alameda Street.

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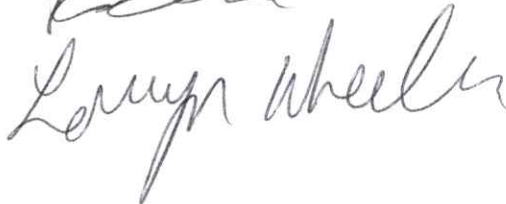
- The existing zoning and development pattern in this area reflect intentional planning decisions that have functioned effectively, the proposed RM-6 zoning would disrupt a land-use framework that currently works well for the surrounding community;
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- 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 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

ON 12-29-2588

**REZONING OPPOSITION LETTER**

From: Mr. Kim Stephens  
112 Hochwood 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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- 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: Kim Stephens Signature: Kim Stephens  
Print Name: Karen Stephens Signature: Karen Stephens

ON 12-29-2588

**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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- 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: Steven Walls  
Print Name: Lauren Walls

Signature: Steven Walls  
Signature: Lauren Walls



ON 12-29-2588

**REZONING OPPOSITION LETTER**

From: Ashcraft  
2964 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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- Increased strain on existing infrastructure and public services;
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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: Ashland Ashcraft

Signature: Ashland Ashcraft

Print Name: Justin Ashcraft

Signature: Justin Ashcraft

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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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

Print Name: Joseph Soliz

Signature: Laurie Scrivener

Signature: Joe Soliz

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

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: Susan J. Parker

Signature: Susan J. Parker

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_



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

**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**

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: David Shannon

Signature:

Print Name: Connie Shannon

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

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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- 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: Nathan Underwood  
Print Name: Micci Underwood

Signature:

Signature:

 12-22-25  
12-22-25 Micci  
Underwood



**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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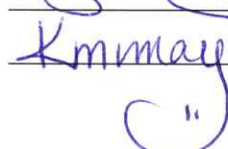
Thank you for your time and consideration.

Respectfully submitted,

Print Name: JEFFERSON MURRAY

Signature: 

Print Name: Katina Murray

Signature: 



ON 12-29-2588

**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: KATINA MURRAY

Signature: 

**REZONING OPPOSITION LETTER**

From: Tony + Connie Oubre  
2921 Coach it  
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

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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- 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: Anthony Oubre  
Print Name: Connie Oubre

Signature: [Signature]  
Signature: Connie Oubre

12/23/25



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

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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- 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: Victor Teran Jr.

Signature: 

Print Name: Laura Teran

Signature: Laura Teran



## 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

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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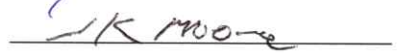
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Jeff Crabtree

Signature: 

Print Name: Janice Moore

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.

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: Deanna Poljanowski

Signature:

Deanna Poljanowski

Print Name: Cezary Poljanowski

Signature:

Cezary Poljanowski

ON 12/29/25 g

**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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- 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: Wanda Wildin

Signature: Wanda Wildin

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_



ON 12/29/25 ss

**REZONING OPPOSITION LETTER**

From: Andrew + Stefanie Thomas  
3021 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

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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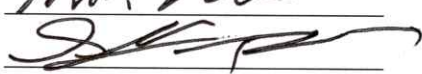
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Andrew Thomas

Signature: 

Print Name: Stefanie Thomas

Signature: 

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 12/29/2018

**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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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: Brian Wolfe

Signature: B. Wolfe

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  
Print Name: Julia Martin

Signature: Tristan Martin  
Signature: Julia Martin



**REZONING OPPOSITION LETTER**

From: Leon R Browner  
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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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: Leon R Browner

Signature: 

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**REZONING OPPOSITION LETTER**

From: ALEXANDRA MURRAY  
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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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: ALEXANDRA MURRAY

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

ON 12/29/2588

**REZONING OPPOSITION LETTER**

From: Jerry 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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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: Jerry Deming  
Print Name: n/a

Signature:   
Signature: n/a



ON 12/29/2588

**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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- 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: Sandra Whalen

Signature: Sandra Whalen

Print Name: LOGAN WHALEN

Signature: Logan Whalen

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  
2513 Woodsong Drive  
Norman, OK 73071

ON 12-29-2588

**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

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;
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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: TERESA Bailey

Print Name: Madison Bailey

Signature: Teresa Bailey

Signature: Madison Bailey



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

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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- 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: Javier Clark

Print Name: Kelly Clark

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

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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- 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: Dr. Cheryl McBee

Print Name: \_\_\_\_\_

Signature: Cheryl McBee

Signature: \_\_\_\_\_

ON 12-29-25

**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**

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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- 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: MICHAEL THOMAS

Print Name: \_\_\_\_\_

Signature: 

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

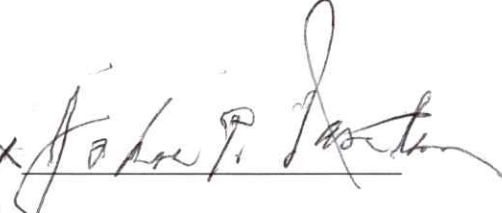
For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.

Thank you for your time and consideration.

Respectfully submitted,

Print Name: JOHN TANTON

Print Name: \_\_\_\_\_

Signature: 

Signature: \_\_\_\_\_

ON 12-29-05 ss

**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

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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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: Kelly Gillespie

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Kelly Gillespie

ON 12-29-2588

**REZONING OPPOSITION LETTER**

From: Cal Stoltenberg  
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

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

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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: Cal Stoltenberg  
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



ON 12-29-2588

**REZONING OPPOSITION LETTER**

From: Angelica Harper  
2905 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

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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- 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: Angelica Harper

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

ON 12/29/2588

**REZONING OPPOSITION LETTER**

From: The Days  
2902 Sandstone 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

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.

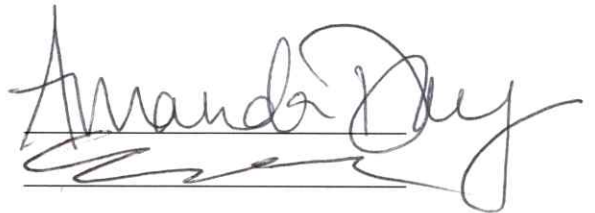
Respectfully submitted,

Print Name: Amanda Day

Print Name: Eric Day

Signature:

Signature:

The block contains two handwritten signatures. The first signature, for Amanda Day, is written in dark ink and is a cursive-style name. The second signature, for Eric Day, is also in dark ink and is a more stylized, cursive name. Both signatures are written over horizontal lines that serve as guides for the signature placement.

ON 12/29/05

**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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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 FOLEY

Signature: Wm Foley

Print Name: MARYANN FOLEY

Signature: Maryann Foley



ON 12/29/25

**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

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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

Print Name: Nurgul Khaldai

Signature: Nurgul

12-27-25

12/27/25

**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**

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 Allbritton

Signature: David Allbritton

Print Name: Norma Allbritton

Signature: Norma Allbritton



REGINA SOUTHERN

**REZONING OPPOSITION LETTER**

From:

2921 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**

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:

REGINA SOUTHERN

Signature:



Print Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_



**REZONING OPPOSITION LETTER**

From: Wanda Damer  
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 Damer

Signature: Wanda Damer

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

ON 12-31-25

**REZONING OPPOSITION LETTER**

From: Wanda Damer  
2424 Line 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: Wanda Damer

Print Name: \_\_\_\_\_

Signature: Wanda Damer

Signature: \_\_\_\_\_

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

**REGINA SOUTHERN**  
**REZONING OPPOSITION LETTER**

From:

2921 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**

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: REGINA SOUTHERN

Signature: Regina Southern

Print Name: \_\_\_\_\_

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

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

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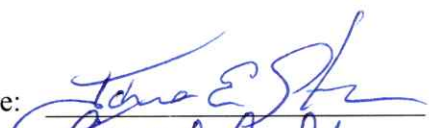
For these reasons, we respectfully request that the Planning Commission and City Council deny the proposed rezoning request and maintain the current zoning classifications.


Thank you for your time and consideration.

Respectfully submitted,

Print Name: JAMES Stone

Print Name: CAROL A. STONE

Signature: 

Signature: 



**REZONING OPPOSITION LETTER**

From: Michael & Angela Nicholson  
2849 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: Michael Nicholson

Signature: Michael Nicholson

Print Name: Angela Nicholson

Signature: Angela Nicholson



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**

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: Deborah Niemeier

Signature: Deborah Niemeier

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

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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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: Colton Lindsey  
Print Name: Marisa Lindsey

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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- 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: ALMA WILLIAMS Signature: 

Print Name: ISAAC WILLIAMS III Signature: 

ISAAC WILLIAMS IV

ISAAC IV



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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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: Delaney Cooley  
Print Name: Vince Sandifer

Signature: [Signature]  
Signature: [Signature]

ON 1-2-2009

**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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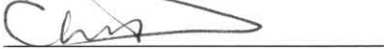
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Christi Duncan

Signature: 

Print Name: Charles Duncan

Signature: 

**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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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 Kelly  
Print Name: Madi Kelly

Signature: John T. Kelly  
Signature: Madi Kelly



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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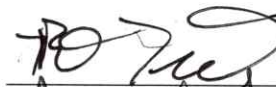

Respectfully submitted,

Print Name: ROBERT TROTTER

Print Name: April Trotter

Signature:

Signature:

ON 1-2-26 gm

**REZONING OPPOSITION LETTER**

From: BRIAN & SARAH SCHETTLER  
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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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: BRIAN SCHETTLER

Signature:



Print Name: Sarah Schettler

Signature:





ON 12-26-09

**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**

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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:

Kara Stollenberg

Signature:

Kara Stollenberg

Print Name: \_\_\_\_\_

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**

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: 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: 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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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: Amber Koch

Print Name: \_\_\_\_\_

Signature: Amber Koch

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

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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: Stephen L Carter  
Print Name: Deanna Carter

Signature: [Signature]  
Signature: [Signature]



ON 1-2-21 *gm*

**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**

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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: Donna Dray

Print Name: \_\_\_\_\_

Signature: Donna Dray

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

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: Thomas Apke  
Print Name: VIRGINIA Apke

Signature:   
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

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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- 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: Jerry D. White

Signature: J. D. White

Print Name: Carol G. White

Signature: Carol G. White



**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

Signature:

Peggy Stollenberg

Print Name:

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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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: \_\_\_\_\_

**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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Thank you for your time and consideration.

Respectfully submitted,

Print Name: DANIEL AMIR

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

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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: 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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Thank you for your time and consideration.

Respectfully submitted,

Print Name: JENNIFER GOLDEN

Print Name: \_\_\_\_\_

Signature: 

Signature: \_\_\_\_\_

**REZONING OPPOSITION LETTER**

From: JTC 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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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: 



**REZONING OPPOSITION LETTER**

From: JSC Family LLC Owner of: 125 Lockwood 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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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: 

**REZONING OPPOSITION LETTER**

From: Vitautas Ringas, 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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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: Vitautas Ringas

Signature: 

Print Name: Sue Ringas

Signature: 

**REZONING OPPOSITION LETTER**

From: Emmanuel Tails  
2505 Black Oaks Cir  
Norman, OK 74401

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: Emmanuel Tails

Signature: [Signature]

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_



FILED IN THE OFFICE  
OF THE CITY CLERK  
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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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 Tellez

800 W. Rock Creek Rd #117

Norman, OK 73071

Property: YES Lone Oak  
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:

Emmanuel Tellez

Signature:

[Handwritten Signature]

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_



ON 12-29-05 *ss*

**REZONING OPPOSITION LETTER**

From: David R. Osborn  
3412 SmaKing Oaks 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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Thank you for your time and consideration.

Respectfully submitted,

Print Name: David R. Osborn

Print Name: \_\_\_\_\_

Signature:  \_\_\_\_\_

Signature: \_\_\_\_\_



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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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 M. Worthing

Print Name: Mary Worthing

Signature: 

Signature: Mary M. Worthing

**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.

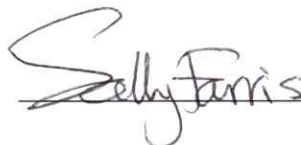
Respectfully submitted,

Print Name: SALLY FARRIS

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



ON 12-26-94

**REZONING OPPOSITION LETTER**

From: Daniel Munson  
208 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

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.

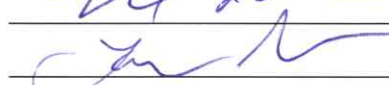
Thank you for your time and consideration.

Respectfully submitted,

Print Name: Daniel Munson

Signature: 

Print Name: Laura Munson

Signature: 



ON 12-26-09

**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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- 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: Kent Hancock

Print Name: Michele Hancock

Signature: Kent Hancock

Signature: Michele Hancock

**REZONING OPPOSITION LETTER**

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 1-2-26 gm

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

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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- 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: Andrea M. Golden

Signature: 

Print Name: Bryan Muse

Signature: 



ON 1-2-24

**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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- 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: Carrie Boylan

Signature: Carrie Boylan

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_



ON 1-2-26 am

**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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- 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:

Rickard M. Lindley

Signature:



Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_