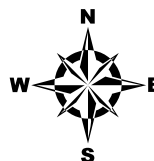


# Protest Map



3.4% 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.



0 75 150 Feet

October 9, 2025

- Subject Tract
- Notification Area
- Protest
- Protest Outside Notification Area

October 6, 2025

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

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/6/25-RW

PROTEST OF REQUEST FOR  
REZONING BY CRADLE INVESTMENTS LLC  
FOR 1107 and 1111 CHAUTAUQUA AVENUE

To whom it may concern:

The property owners at 1124 Chautauqua Avenue, Michael D. Carter and Barbara O'Brien, protest in writing the Request for Rezoning by Cradle Investments, LLC, of 1107 and 1111 Chautauqua Avenue from R-1, Single Family Dwelling District to SPUD, Simple Planned Unit Development.

This Rezoning Request should be declined for a multitude of reasons, including but not limited to:

1. Increased traffic on Chautauqua Avenue between Hoover and Lindsey. This is already one of the most clogged and backed up intersections in Norman, and the addition of a 24-bedroom "mini-dorm/mini-frat" with accompanying autos and no other access point than Chautauqua will add substantially to the existing traffic burden.
2. Inadequate parking for a 24 bedroom, 3-story mini-dorm/mini-frat. It is naïve to believe that all 24 fraternity members/renters will not own an automobile. Parking for the additional cars as well as those of visitors and guests will be located in the tiny yard space planned, but more likely up and down Hoover and Wilson streets. Since Wilson Street and Lahoma are already choked with Press & Plow parkers, the most likely parking will be on Hoover.
3. This project is a tipping point for mini-dorm/mini-frat development in the Chautauqua/Hoover/Wilson neighborhood. If the Rezoning Request is granted, there is no rational basis to deny similar requests for 1005, 1009, and 1023 Chautauqua, the remaining R-1 lots on the east side of Chautauqua, adding three additional mini-dorm/mini-frats to this area.

OKLAHOMA CITY

Norman Planning Commission  
October 6, 2025  
Page 2

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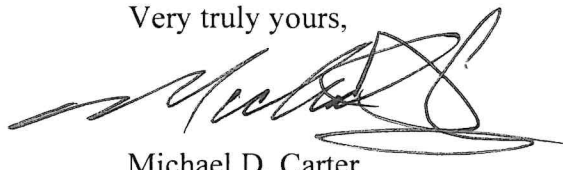
4. The increase in 24 fraternity students or other renters and their autos to our neighborhood, along with the inevitable building of three additional 24+ bedroom mini-dorm/mini-frats on R-1 property on the east side of Chautauqua, will intolerably increase traffic and noise in the area. R-1 renters are much more suitable for this neighborhood.

Norman's unfortunate history with mini-dorm/mini-frats can easily be seen east of campus and campus corner. R-1 zoning is our neighborhood's last line of defense in preventing a similar fate. Once a foothold is gained by mini-dorm/mini-frat developers, however, the result is inevitable as shown above. We respectfully request the Planning Commission consider the inalterable damage that granting this Rezoning Request would do to our neighborhood and property values, and deny Rezoning for 1107 and 1111 Chautauqua Avenue.

I am authorized to state that the following property owners join in this protest:

1108 Chautauqua	Kerry and Jeanette Capshaw
708 Hoover	Jeff and Kathy Nees
719 Hoover	Randy Elliott
720 Hoover	Sara Wallace and Dr. Pamela S. Wallace
725 Hoover	John and Maggie Coffman
729 Hoover	Jim and Dail Cobb
800 Hoover	Michael Roberts

Very truly yours,



Michael D. Carter