

November 4, 2025

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

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/7/25

RE: Premium Homes, LLC  
Requested Amendment of AIM Norman Comprehensive Land Use Plan

From: Urban Reserve Designation and Urban Low Density  
To: Urban Low Designation and from A-2, Rural Agricultural District, to a PUD  
Case Number: PD25-25

Applicant: Premium Homes, LLC

Planning Commission:

Thank you for allowing the Public & surrounding residents the opportunity to express our sincere input into whether this proposed change to the AIM Norman Comprehensive Land Use Plan (Plan) should be approved. As a directly adjacent resident I respectfully request patient consideration of the value of the change as well as intent as this decision will represent a "precedence" in how future applications will be evaluated and decided. **I am sternly opposed to the requested Amendment of the AIM Plan and the proposed PUD resulting in densifying an area of rural east Norman that is not currently an established need or consistent with the character of the area.**

I have been a resident of Norman my entire life and grew up on this land, having been passed down through generations for the last 137 years. My parents used to own the property in question and now my brothers, sons, and I own the surrounding properties. My oldest son's home and our family properties align with the length of the west property line in question. I am a self-employed business owner with a yard service supporting Norman residents. As often as possible I take the collected yard clippings from clients in town and feed the cattle with it. I also support my two brothers in maintaining the properties owned in the area clearing cedars, scrub trees, and unwanted native rose bushes for the cattle. We are ranchers and farmers of the land. We hope to continue that decades-old tradition. Reviewing the proposed documents provided amongst our affected family, the proposed request does not appear to be in keeping with the current approved AIM Plan as thought out and presented by the City of Norman. Our properties, homes, and acreage are already being threatened by the Turnpike Authority (OTA). We had taken some comfort and hope in

preservation for our way of life when we viewed the City of Norman AIM Plan mapping, specifically the Reserve 2045 Map.

Nearly all of the properties in the surrounding areas are currently zoned A2, at least those that I am aware of. When the new mapping got posted from the City of Norman, we had some serious concerns that almost of our properties when planned to be zoned as future Urban Development. A sinking feeling as we do not plan to move or sell. The land has been in my family far longer than I can remember. The Reserve 2045 Map at least notes conditions that appear to preserve the rate of expansion in the city to protect rural east Norman residents, or perhaps we read into that wrong. We hope not.... Also concerning the noted radius of the notification letters. While some properties do not have a residence on them, MANY have livestock leases and are used with the honest intent of agriculture. Those individuals may be unaware of the zoning request, and it allowed in this instance could set an example for others to do the same. It certainly does not mean the outcome of this decision would not have a greater impact on others in the surrounding area.

Of real concern is the proposed developments intend to place (60) sixty homes on this property. Having been raised on this land and have worked it all my life so I can confidently say ALL drainage of this site literally comes to me. I would be acutely aware of erosion, damage to the landscape natural growth, and the likely increase introduction of pesticides, fertilizers, soaps, detergents, etc into the watershed. My location on the property has not one but two of the largest sandstone /rose rock shelves in the surrounding area and these formations continue north along this creek line to the property where my brothers and I grew up. What makes this significant is that the sandstone is naturally porous and the creek below contains three natural drip springs pools. Pools that drip continuously year-round, so we do not have to break ice in the winter to assure the cattle have water (we are losing the only other source with the pond that currently exists in the zoning request area). My son, who is an architect and has worked closely with City Planning in previous years, noted strict rules regarding development water runoff and not increasing what goes onto adjacent properties more than before it was developed. I quite honestly do not see how that would be possible in this location with the amount of hard surface that is proposed to be introduced. I would also be highly suspect of the assumed required review and approval of the Department of Environmental Quality (DEQ) regarding storm water (no existing infrastructure and required per the Reserve 2045 Map), septic proximity, well permit use & proximity to septic, and where the water would ultimately go, but what might be introduced to the watershed from this proposed development and the number of homes to be on well service and septic as well. How might the increased demand on ground water (if the infrastructure of treated water does not suffice) with sixty homes potentially affect the naturally occurring dripping springs below?



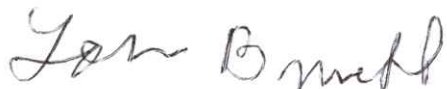
As a property owner in the area we are all now very aware of the proposed OTA Turnpike North /South pathway and a property zoned A2 would not profit as much in damages from acquisition /eminent domain, but sixty houses in a PUD would be financially different if approved. If the OTA process were halted, the developer has still deviated from the AIM Plan and gained property graphically shown in the Reserve 2045 Map. The developer called me personally and noted that even if the turnpike goes through, if the zoning request passed the intent would still be to place as many homes allowed immediately adjacent to the turnpike route. The developer continues to call and press me to sell my property which extends to the corner of Robinson & 48<sup>th</sup> Ave because I believe if the turnpike comes through, they will not have enough road frontage to safely enter & exit the property, let alone develop it. It truly feels like a complete disregard to the AIM Plan Mapping and the assumed preservation of rural east Norman Residents as they are requesting approval to not adhere to Reserve 2045 Map conditions that appear clearly stated.

In summary, I sternly do NOT support the proposed PUD as it does not appear to be in keeping with the current city growth & development plan, lacks need and supporting infrastructure, and does not meet the stated AIM Plan projections, intent, and lacks many of the noted requirements to justify any consideration for this kind of development.

I would like to hang my hat on the idea that The City of Norman had intent in presenting these AIM Maps and they are well thought out for growth but also stand up for rural east Norman residents against the turnpike and others coming in hoping to rush developments in east Norman (seemingly ahead of OTA). If allowed, this rezoning would present a reference for other non-resident developers to justify to the City of Norman a precedent set for other PUD's like this in any of the other 2045 Reserve allocations they wanted as it was already allowed in this location. As a property owner raised rancher and farmer that continues to utilize the land in this fashion, these developments are a concern when it has been made clear in the first presentation from Taber Homes these concerns have clearly not been considered.

I politely ask for consideration of the comments & concerns noted and appreciate your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis Bruehl".

Louis Bruehl

1101 48<sup>th</sup> Ave N.E.