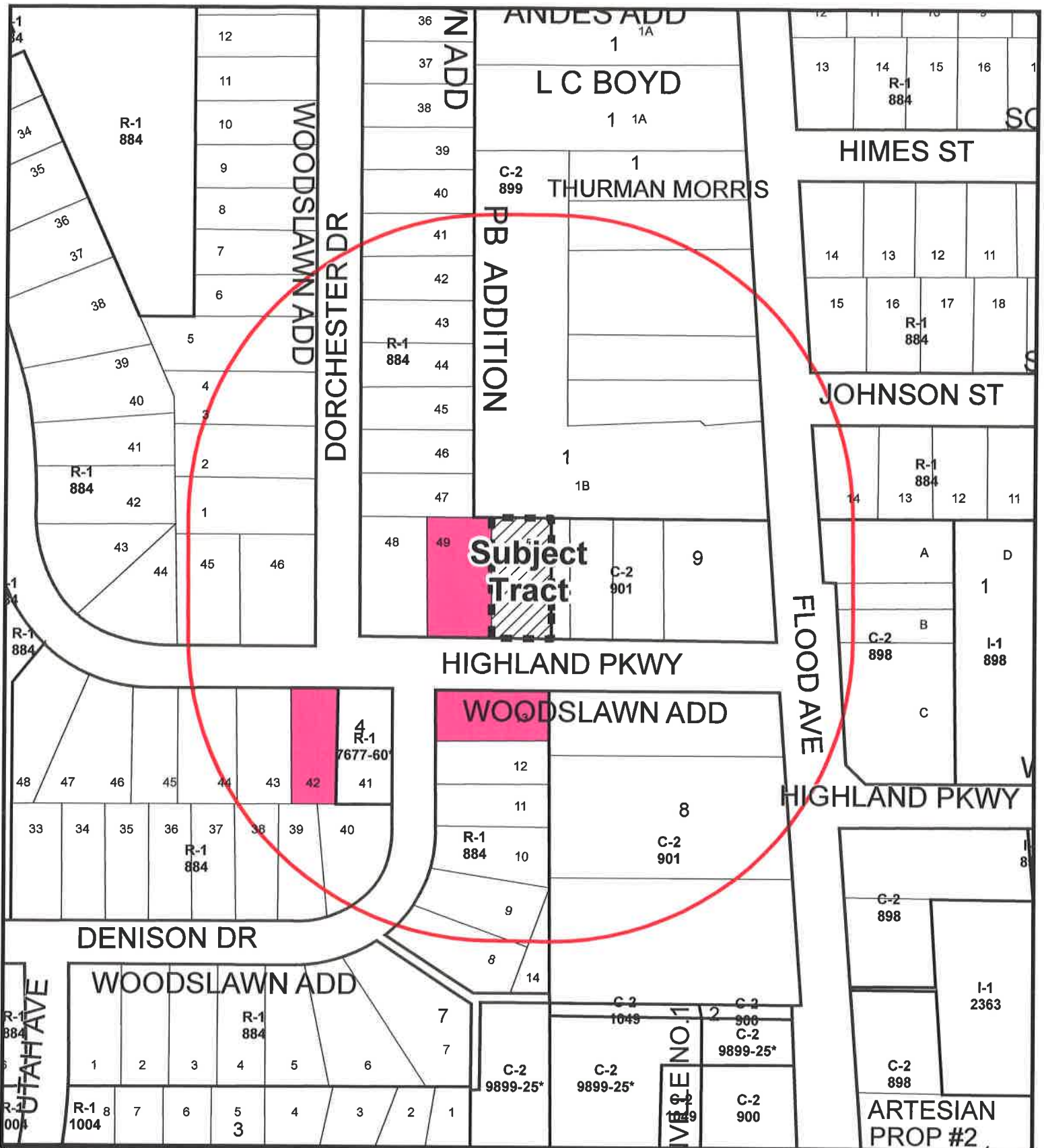


# Protest Map & Letters

Items 5-6

621 Highland Parkway



# Protest Map

6.0% 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

March 10, 2022

-  Subject Tract
-  Notification Area
-  Protest

Melissa Hearn, property owner  
704 Highland Pkwy  
Norman, OK 73069  
[noirhorror@gmail.com](mailto:noirhorror@gmail.com)  
405-619-8775

Norman City Council and Norman Planning Commission:

As a property owner who lives within 350 feet of a property proposed for rezoning, I would like to register my objections to the rezoning request.

If the property, **specified below**, were rezoned, the owner wants to build an industrial sized garage and a parking lot. The location is now a grassy lot next to an occupied house.

**The lot:** The East 20 feet of Lot Fifty (50) and all of Lot Fifty-One (51), in Block Two (2), of WOODSLAWN ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the plat thereof.

Although the property owner has a business on the same street and shares concerns with the neighbors about other eyesores spreading from Flood into the neighborhood, I would hope for the future of the community he could find another location for his hobby of restoring cars.

If the property were rezoned, it would create the following problems:

- A concrete parking lot would create more storm water runoff.
- Loss of the grassy lot would decrease the absorption of carbon dioxide.
- Property valuations would decrease on Highland Parkway and Dorchester, streets with single family homes and an elementary school.
- After the owner of the lot dies, the rezoned property could be sold to a commercial investor, which would create undesirable traffic close to a school and bus stop for school children.
- Encroachment of more commercial zoning would be encouraged, turning homes into businesses.
- The aesthetic value of lawns, trees, and front porches in the neighborhood would be diminished.

Years ago, my mother, Elizabeth Hearn, lived on Lindsay Street in Norman when a house on Berry Road was rezoned for commercial use. She spoke against it at a planning meeting to no avail. Now there is a movement to rezone the property next to it, endangering the ambiance of the Berry Road residential area. Once something is rezoned, the trend is rarely reversed.

I request that the property identified above not be rezoned for the sake of the neighborhood's future.

Sincerely,



Melissa Hearn

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 03/07/22-LA

The undersigned are homeowners within 350 feet of the proposed zoning change on Highland Parkway who oppose the zoning request.

VIVIAN LEE - *Vivian Lee* March 4, 2022

701 HIGHLAND PARKWAY

I agree to the points Melissa Hearn has made regarding this issue of rezoning.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 03/07/22 -RW

To: City of Norman Department of Planning and Community Development

I am the homeowner of 625 Highland PKWY, Norman, right next to the proposed rezoning request.

My sister moved to Norman in 2020, I went to visit her the same year. Me and my kids fell in love with this City, a very friendly place to live and retire. I purchased the above-mentioned property in 2021. So far, I've invested quite a bit of money on the property, that includes replacing all the pipelines in the property 10 days ago, and installing a new AC unit.

With a big metal commercial building built right next to my property is not just an eyesore but also impacts my property value tremendously. Especially the subject lot (621 Highland Pkwy) is just a couple of blocks from a city elementary school. Any additional commercial traffic could present a safety hazard to children walking in the area. Children live in the general area of the subject lot, including all the children of my tenants.

I firmly object to any change from single-family residential to commercial zoning.

Thank you for your time.

Sincerely,



Huiwen Lin  
625 Highland Pkwy  
Norman, Ok 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/3/2022

March 7, 2022

To: City of Norman Department of Planning and Community Development

Subj: CITY OF Norman Case Number PD22-02; Zoning Request Change 621 Highland Parkway

I submitted a formal protest of the requested rezoning to the City Clerk on March 2nd. A copy of that protest is attached. Also attached are three copies of a Google Earth image of the neighborhood involved. I'm submitting this image, along with a request that the planning committee members closely view the image to obtain a more accurate impression of the impacts. I contend that viewing the situation from a "neighborhood perspective" will provide a more realistic perspective than simply looking at an ink diagram; and, will therefore assist in a more objective and appropriate decision. The neighborhood is a modest but very nice area, mostly occupied by young families and retired citizens. Note the closeness of the school to the area under consideration for rezoning.

I've marked, in blue, the subject area associated with the rezoning. I've also indicated (with a blue arrow) a nearby building of the type that may be placed on the residential lot. The home next to that lot is a single-family home (tan roof) currently occupied by a young family with a school-aged child. The owner of that home currently lives in Colorado, but plans to retire in that home. She has also protested the request for a zoning change. The metal building shown is probably twice the length of the building the applicant proposes to place there; however, the "footprint" of the shown metal building approximates both the parking area and the metal building proposed to be placed there.

I trust that your review and decision will contemplate the potential adverse impacts to the neighborhood, and will consider the loss of property values to homes in the immediate area.



Cliff Stone

Attachments:

1. My Protest letter of March 2nd
2. Three copies of a Google Earth image

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/7/22

March 2, 2022

To: City of Norman Department of Planning and Community Development

Subj: CITY OF Norman Case Number PD22-02; Zoning Request Change 621 Highland Parkway

I own a home (600 Denison Drive) directly across the street from the the proposed rezoning request. My home there has been in my family since it was constructed in the 1950's. Prior to my ownership, the home was owned by my aunt and uncle. I'm currently investing a substantial amount of money in that home's remodeling. The remodeling includes new heating and air, a new roof, exterior painting and repair, window repair, new floors, kitchen remodeling, planned landscaping, new exterior doors, and other improvements. Although our neighborhood is "dated," it is a nice, older 1950's-period area, with many homes currently being remodeled and repaired. I firmly object to any change from the single-family residential zoning status of the lot at 621 Highland Parkway.

I've read the applicant's discussion requesting a zoning change. My initial impression is that his discussion seems misleading and disingenuous as it implies (in the final sentence) that the "lot" is a 'combination" of residential and commercial. Although the applicant may own a small nearby strip of commercial property (as stated), that strip and the single-family residential lot are separated by a ten-foot-wide electrical easement. The area is NOT a combination "lot" of residential and commercial. The area consists of a single family zoned lot with an electrical easement next to a narrow strip of commercial property that the applicant is seemingly attempting to "link" to the situation; however' that narrow strip of commercial property appears to be uninvolved with the proposed building (as I read the application). His attempt to link that narrow strip seems disingenuous and somewhat deceptive to me, if, in fact, it will in no way be involved in the proposed commercial operation. The applicant's proposed "use statement" should have simply stated: "I request approval to build a huge metal commercial building on a single-family residential lot, in a residential neighborhood, just five feet from the single-family home to the west, and just a couple of blocks from an elementary school." In my opinion, a statement of that nature would have been more accurate and useful for this rezoning application.

Any request for change to the single-family zoning of 621 Highland Parkway should be rejected for the following reasons:

1. As the proposed change is directly across the street from my property, a large metal building, or any commercial structure for that matter, would place a structure inappropriate and inconsistent with other residential structures in the neighborhood. My property value, and others in the area, would most certainly be negatively impacted.
2. The subject lot (621 Highland Pkwy) is just a couple of blocks from a city elementary school. Any additional commercial traffic could present a safety hazard to children walking in the area.

AJCM.1

Children live in the general area of the subject lot, including a kindergarten child next door.

3. A large deteriorating strip-mall borders Flood and Highland Parkway. That structure itself is an eyesore and safety hazard to the area. It attracts some homeless people, has deteriorating walls and needs attention from the city to help make the area more attractive. Another commercial structure (such as that proposed by the applicant) would compound the problems of nearby residential property owners working to improve their neighborhood.
4. The proposed "use statement" suggests that the use will be a commercial storage building. This description is not very informative as it doesn't mention what will be stored there, how much, and for what purpose. Any intended initial use could change over time to any number of other uses, some of those even more objectionable than others. I can envision any number of uses that would present a danger and various hazards to a residential house just five feet away. I'm uncertain as to the nature of the applicant's business (Rental Ranch LLC), but one business by that name is a tool rental business. That sort of business, or any other business at that location, would increase traffic into a single family neighborhood. The exact impacts can't be determined, but I consider any commercial operation to be inappropriate, problematic, potentially dangerous, and detrimental to residential property values.
5. I contend that any commercial structure, or commercial operation, on that lot would effect the esthetics of the historic 1950's neighborhood, adversely impact the quality of life, and interfere with parents and children moving to and from the nearby elementary school.
6. The proposed construction of a commercial metal building (based on the applicant's diagram) would result in a metal wall and roof only five feet from the east side of the residential lot to the west of the applicant's lot. This alone would result in a visual affront to anyone living in that residence, as it would tower over the residential fence, and most certainly negatively impact that owner's property value. The applicant has provided no information about the height of the proposed structure, therefore the degree of "unsightliness" and "inappropriateness" are difficult to determine. The broad roof drainage could also impact the home next door.
7. The applicant states that the use is for "storage"; however, this statement may be misleading as storage could also be associated with a high-traffic operation - either with the applicant's business, or with some later business operating from that location.
8. If the applicant wishes to profit from the "residential lot," he can build a single family home on the lot, or sell it to someone who wishes to do so. A rezoning to commercial status is not his only option.
9. The "Flood Street Corridor" needs the city's attention to help make the area more attractive moving into the city's future. A huge metal building being placed within five feet of a residential home is inconsistent with the aesthetics of a neighborhood attempting to protect itself.



In summary, I strongly object to any rezoning of the single-family status of 621 Highland Parkway for the reasons stated above. Residential neighborhoods, particularly our city's older ones working to improve their esthetics, should be protected from inappropriate commercial incursions.

A handwritten signature in cursive script, appearing to read "Clifton Stone".

Clifton Stone

418 Keith Street

&

600 Denison Dr.

