

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 08/04/25-LW

August 1, 2025

Dear Planning Commission,

My name is Lisa Summars. I have lived in South Lake Development for over 41 years. I am writing in protest to the rezoning from R-1 to PUD in this area.

I disagree with the zoning due to the following:

1. Increased Density

- Traffic congestion: More residents mean more cars, increasing local traffic and possibly straining existing roads.
- Parking problems: Some PUDs may not allocate enough private parking, pushing overflow onto the nearby public and private streets.
- Noise: Higher density brings more activity and noise.

2. Strain on Infrastructure

- Utilities: Water, sewage and electrical systems will be pushed to capacity.
- Public Services: Schools, fire departments and law enforcement may be stretched thin if the area sees a significant population increase.

4. Property Value Concerns

- Uncertainty: if the PUD is poorly managed or declines quality, it will hurt property values for adjacent homeowners.
- Rental saturation: Some PUDs allow high numbers of rentals or short-term Airbnb type units, which will lower nearby home values and stability. How will the city ensure the PUDs are not low-quality Airbnb or VRBO rentals?

5. Loss of Community Character

- Commercial encroachment: If the PUD includes retail or mixed-use development, it will change the residential character of this area.

6. Environmental Impact

- Stormwater runoff: Denser development with more impervious services can lead to more drainage and flooding issues.

I am concerned that the rezoning of the property near the South Lake addition will negatively affect the area, as outlined in the bullets above. As a long-term resident of Norman, and the South Lake area, I am invested in the positive growth of my community. I agree with the recent development of retail space near the area, with the development of Dunkin Donuts and several other food chains, because the east side of Norman has long needed business development. However, I have not seen, or been provided, studies citing the need for more single-developed homes or PUD. I urge the city to provide more information on the development – its specific type, the builder, occupancy rate, and more – to sway my negative decision of the development. I encourage the city to reconsider rezoning the area from R-1 to PUD.

Yours,

A handwritten signature in black ink that reads "Lisa Summars". The signature is written in a cursive, flowing style.

Lisa Summars

Homeowner in South Lake Addition