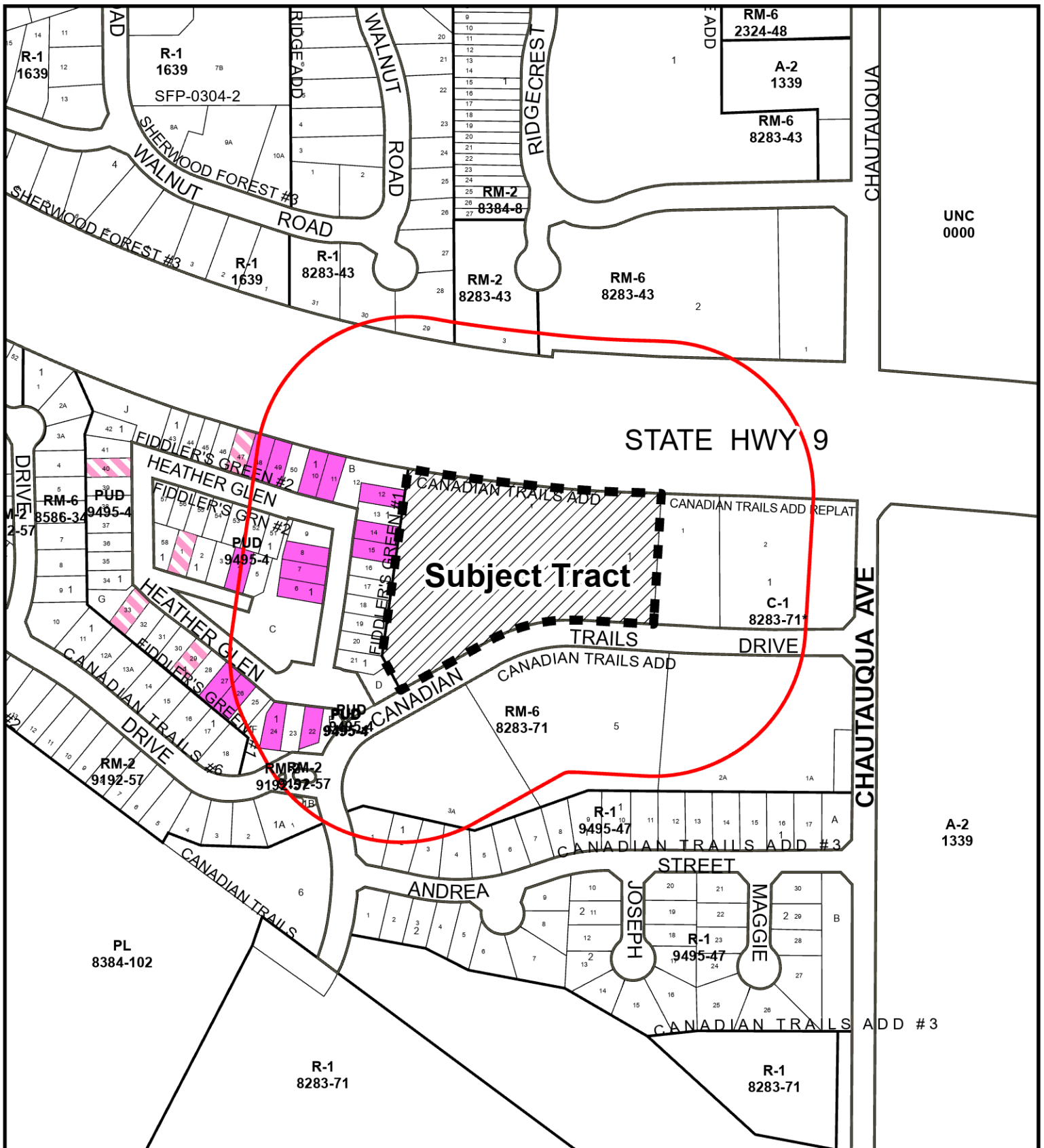




Protest Map



8.8% 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.



0 150 300 Feet

July 8, 2026

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

VERIFIED PROTEST LETTERS

DATE: 7/2/2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, Melissa Frey

of _____ and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Melissa Frey, PhD

Printed Name: Melissa Frey

Address: 949 Heather Glen Dr., Norman, OK 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

The Melissa L. Frey Revocable Trust
Melissa Frey, Settlor & Trustee

DATE: July 2, 2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26 *EW*

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Maurine Garton of 937 Heather Glen Drive
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Maureen Garton Trustee
(Maureen Garton Revocable Trust)

Printed Name: MAURINE GARTON

Address: 937 Heather Glen Drive
Norman, OK 73072

DATE: July 2, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 - RLW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, ^{TRUSTEE} JULIE A. REYES / ^{TRUST} JAR LIVING of 928 Heather Glen Drive
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
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Our primary concerns are as follows:

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5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: JAR LIVING TRUST

Julie A. Reyes - Trustee

Printed Name: JAR LIVING TRUST / JULIE A. REYES-TRUSTEE

Address: 928 Heather Glen Drive
Norman, OK 73072

DATE: July 2, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, Margaret Ellen Feaver

of 905 Heather Glen Ter, Norman and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
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5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Margaret Ellen Feaver

Printed Name: Margaret Ellen Feaver

Address: 905 Heather Glen Terr, Norman OK 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

ON 07/06/26-RN

**To: Norman, OK Planning Commission c/o Norman City Clerk, 201 West Gray St.,
Norman, OK 73069 to be considered by the Planning Commission at the Public Hearing
scheduled 7-9-26 at 5:30 pm**

**Re: CASE NUMBER PD-26-17 – OPPOSITION TO REZONING AT 801 S. CANADIAN
TRAILS DRIVE requested by LINDMARK HQ, LLC**

**Cy: Honorable Mayor Stephen Tyler Holman and Ward 2 City Council Member Jacy
Deck after she is sworn in July 7, 2026**

My name is Margaret “Ellen” Feaver, resident and homeowner of 905 Heather Glen Terr., Norman, OK 73072, and I submit this letter of opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).

In addition to the concerns recited in my letter dated July 2, 2026 and submitted along with others as residents of Fiddler’s Green Community and Rivermont Independent Living Center (also filed with the Norman City Clerk), I would like to add the following concerns and questions:

1. Lindmark HQ’s current address is 2700 Technology Pl., Norman OK 73071 which is an area zoned light industrial called Norman Business Park. In that location the manufacturing company is significantly further away from any residential neighborhood than it would be if relocated to 801 S. Canadian Trails Drive and is buffered by mature trees and what appears to be a greenbelt including a pond.
2. A component of the rezoning request by this manufacturing company that is particularly concerning, among others, is the proposal to install a digital billboard on the property along State Highway 9.
3. The intersection of State Highway 9 and Chautauqua Ave which would be the access to and from Lindmark if at 801 S. Canadian Trails Drive is a critical traffic corridor that carries significant commuter as well as University of Oklahoma bound traffic. That intersection is already highly congested as a result of:
 - Access to and from OU, especially during all athletic events
 - Access to and from the three residential neighborhoods on the south side of Hwy 9
 - Access to and from Rivermont Independent Living Center
 - Access to and from the commercial establishments including Rudy’s Bar-B-Q [heavily patronized] as well as a liquor store, dispensary, etc.
 - Access to and from City of Norman Transfer Station, Compost Facility, and Wastewater Treatment Facility
 - Access to and from Haskell Lemon Construction Co
4. There are and have been for some time on the SW corner of Chautauqua Ave. and Canadian Trails Drive two what look like fishing poles vertically erected which may be devices that measure traffic speeds, vehicles including size, etc. If, in fact, they are

traffic monitors, information recorded from those devices would be useful in evaluating the extent to which the traffic at the intersection is already overloaded.

5. A digital billboard is already located facing Hwy 9 in front of the Norman Regional Nine facility just west of the intersection of Hwy 9 and 24th Ave. SE. Some consider it an eyesore [of course, others might disagree] and dangerously distracting along a stretch of the highway that is already highly congested and approaches a major intersection. While its original stated purpose was likely for public health messaging, identification as a medical facility, etc., it is now additionally used as advertisement for unrelated commercial endeavors. I would urge the City of Norman to use very careful analysis on a *case-by-case basis* in determining whether a digital billboard of any size, in any location comports with the city's ordinances as well as whether it creates a visual traffic safety hazard.
6. Digital billboards of any size along highways and especially at heavily trafficked intersections pose a potential safety hazard including but not limited to driver distraction that can result in delay in responding to change of speed of car ahead, disregarding pedestrian crossings [there is one at the intersection of Chautauqua and Hwy 9], disregarding red lights [frequently observed already from this driver's experience attempting to travel on to Hwy 9 from Chautauqua Ave.]. It is suggested that the risk of this distraction applies disproportionately to younger drivers [i.e. students coming and going to OU classes, housing and athletic events].
7. It's my understanding that Oklahoma State Hwy 9 East is considered an "arterial" road connecting I-35 traffic not only to and from Norman and OU destinations, east Norman homes and neighborhoods, Lake Thunderbird, and also to towns to the east [Tecumseh, Shawnee, Seminole], as well as facilitating movement across Norman and providing access to other highways [US 77/Classen Blvd; Hwy 102]. The aesthetics of this major corridor have always been appreciated by many who travel on it. There are two other manufacturing companies just east of the Hwy 9/Chautauqua intersection [Hitachi and Avara] and their signs are non-digital, relatively small, solely identify the company and are barely noticeable to drivers on Hwy 9. Neither sign advertises the products manufactured by those companies. Likewise, the retail signs for Rudy's, the liquor store and dispensary on the corner of Chautauqua and Hwy 9 are non-digital and simply identify the establishments.

This homeowner respectfully requests that Lindmark's request for rezoning from C-1, Local Commercial District to SPUD for the property located at 801 S. Canadian Trails Dr., Norman, OK be denied.


Margaret Ellen Feaver, homeowner

7-6-26
Date

905 Heather Glen Terr., Fiddler's Green Community
Norman, OK 73072 405-365-6495

DATE: July 1, 2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Mitzi Sanders of Fiddlers Green, Norman, OK.
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Mitzi Sanders

Printed Name: Mitzi Sanders

Address: Mitzi Sanders
925 Heather Glen Terrace
Norman, Oklahoma 73072

DATE: 7-2-26

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Robert W. Bartlett of 909 Heather Glen Ter Norman, OK
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
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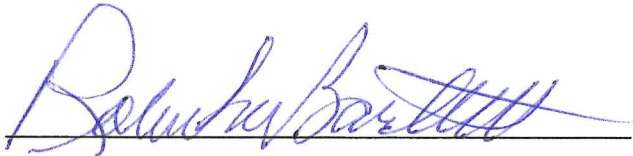
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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

Robert W. Bartlett

Address:

909 Heather Glen Terr
Norman, OK 73072

ON 07/06/2020 *EW*

DATE: 6-30-20

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, *PATRICIA LAWRENCE & WHALEY* of *FIDDLER'S GREEN NOA*
904 HEATHER GREEN DR, NORMAN, OK
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
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4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Patricia A. Whaley

Printed Name:

PATRICIA A. WHALEY

Address:

904 HEATHER DR.
NORMAN OK 73072

DATE: 6-30-2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/2026 *EW*

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Linda Powers of Fiddler's Green - 917 Heather Glen Ter.
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Linda Powers

Printed Name: Linda Powers

Address: 917 Heather Glen Ter. Norman, OK 73072

DATE: 7/6/26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-YW

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I/We, Stephen Long

of 3313 Heather Glen Ter, Norman and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Stephen Long

Printed Name: Stephen Long

Address: 3313 Heather Glen Terrace, Norman

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

DATE: 7/4/26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *SW*

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, Robert W. & Glenda F. Coker

of 924 Heather Glen Dr. Norman, OK and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: _____

Printed Name: _____

Address: _____

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

DATE: 07/03/2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-LW

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, Michael Bergen

of Fiddler's Green and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: 

Printed Name: Michael A. Begon

Address: 912 Heather Glen Dr. Norman 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

DATE: July 3 2026

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-LW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Carol Lucas of Fiddler's Green
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Carol Lucas

Printed Name: CAROL LUCAS

Address: 3308 Heather Glen Drive

DATE: July 3, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-ZW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

Linda I. Paulsen

We, Eugene V. Kullmann of 936 Heather Glen Drive
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Eugene V. Kullmann Linda I. Paulsen

Printed Name: Eugene V. Kullmann Linda I. Paulsen

Address: 936 Heather Glen Drive

DATE: 7/2/26

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Gemmie & Richard Squirrel of Fiddler's Green
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
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6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Printed Name:

Address:

Gemmie Squirrel / Richard Squirrel
921 Heather Glen Ter. Norman, OK, 73072

DATE: 7-2-2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Wilda Freeking of Fiddler's Green Community
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
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5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Wilda Jean Freeling

Printed Name: WILDA JEAN FREELING

3309 HEATHER GLEN TERRACE

Address: NORMAN, OK 73072

DATE: 7-2-2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *ew*

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Janelle Rounton of Fiddler's Green
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Janelle Rounton

Printed Name: Janelle Rounton

Address: 3316 Heather Glen Terrace

DATE: 7-2-2026

FILED IN THE OFFICE
OF THE CITY CLERK

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

ON 07/06/26-2W

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Gary & Kathy Blakley of Norman, OK
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Gary Blakley Kathy Blakley

Printed Name:

Gary Blakley Kathy Blakley

Address: 3301 Heather Glen Terrace

DATE: 7/2/26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *RW*

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Terry & Susan H. Thoren of 3324 Heather Glenn Terr
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Terry & Susan Hathorn

Printed Name:

Terry & Susan Hathorn

Address:

3324 Heather Glen Terr

DATE: 7/2/26

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, May B Peterson

of Fiddlers Green and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Mary B Peterson

Printed Name: MARY B PETERSON

Address: 952 Heather Glen Dr, Norman, OK 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

DATE: 2 JULY 2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, ALFRED C. RAINES & HEATHER RAINES

of 3320 HEATHER GLEN TERR, NORMAN and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.

6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

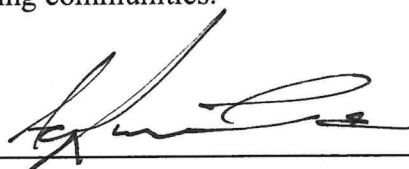
Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: _____

Printed Name: _____

Address: _____



ALFRED C. RAINES



Heather W. Raines

3320 HEATHER GLEN TERR, NORMAN, OK 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

N/A

UNVERIFIED

PROTEST LETTERS:

TRUST/TRUSTEE

NOT LISTED OR

NOT OWNER OF

PROPERTY ON

RECORD

DATE: 7/5/26

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-RW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, James & Lisa Jenkins

of Fiddlers Green HOA and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
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- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: James H. Jenkins Lisa Jenkins

Printed Name: James H. Jenkins Lisa Jenkins

Address: 3328 Heather Glen Dr. Norman, OK 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

Jenkins Family Trust DTD 8/3/16

DATE: 7-01-26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 RW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Argo Family Living Trust of 3305 Heather Glen Ter. and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
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We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Kenneth R. Argo

Printed Name:

Kenneth R. Argo

Address:

3305 Heather Glen Terrace

DATE: 7-4-26

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *rw*

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Timothy & Barbara Trotten of Fiddlers Green
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
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Our primary concerns are as follows:

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6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: 

Printed Name: Timothy Trotter

Address: 929 Heather Glen Tenn
Norman OKla 75072

DATE: 7-2-26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *LW*

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, SUSAN HOLLIDAY of NORMAN, OKLA
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Susan Holliday

Printed Name: SUSAN HOLLIDAY

Address: 3317 HEATHER GLEN TERR
NORMAN, OK 73072

DATE: 7-7-2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, J. Stephen Howard of Fiddlers Green Community
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

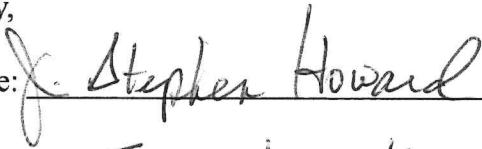
We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

J Stephen Howard

Address:

933 Heather Glen Terrace
Norman, OKla 73072

DATE: 7/2/26

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *RLW*

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

~~We~~, I, Ruth Lawyer of Fiddlers Green
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Ruth Ann Lawyer

Printed Name: RUTH ANN Lawyer

Address: 941 Heather Glen Terrace
Norman, OK 73072

DATE: 7-2-2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Verita Chickes of Fiddlers Green
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Verita Vickers

Printed Name: Verita Vickers

Address: 912 Heather Glen Terr.

DATE: July 3, 2026

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, Pat Kitter

of Fiddler's Green and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Pat Uhler

Printed Name: PAT UHLER

Address: 944 Heather Glen Dr. Norman 73072

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

DATE: 7/4/26

TO: Norman City Clerk
201 W Gray St
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I / We, Carolyn Montgomery

of 920 Heather Glen Dr. and residents of the Fiddler's Green Community and/or the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards." However, the proposal is for a **digital LED billboard**. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis shows the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the **49-foot-tall digital sign**. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.

5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces industrial risks into a zone currently reserved for Local Commercial use.
6. **Inadequate Buffering:** The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for **each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.**
- **Relocate the trash compactor** to the North or South side of the building.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green** to provide a true visual shield.
- **Restrict compactor usage** to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Carolyn Montgomery

Printed Name: CAROLYN MONTGOMERY

Address: 920 HEATHER GLEN DR.

If property is held in a Trust or Corporation, please list your Title/Affiliation (e.g., Trustee):

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

DATE: 7/4/26

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Barbara Hardesty of 928 Heather Glen Tr.
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Barbara Hardesty

Printed Name: Barbara Hardesty

Address: 928 Heather Glen Terrace

DATE: 6/30/26

FILED IN THE OFFICE
OF THE CITY CLERK

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

ON 07/06/26-LW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Pamela Wallace of 3337 Heather Crest Fern and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

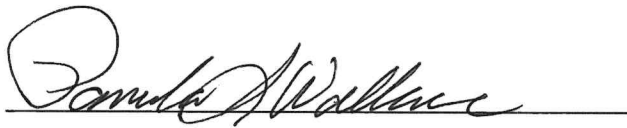
We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

Pamela S. Wallace

Address:

3337 Heather Glen Terrace

DATE: 6-30-26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, RICHARD & JAN FRYE of FIDDLERS GREEN ADDN 936 HEATHER GLEN TERR
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

RICHARD & JAN FOYE

Address:

936 HEATHER GLEN TERR.
FIDDLERS GREEN ADDI

DATE: 7/1/26

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Ann Kullich of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Ann Kullich

Printed Name: Ann Kullich

Address: Rivermont

DATE: 7/2/2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-RW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, residents of Rivermont of Norman, OK
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Ginger L Humphreys

Printed Name: Ginger L Humphreys

Address: Rivermont

DATE: July 1, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council 225 N. Webster Ave. Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, _____ of _____ and residents of Fiddler's Green Community, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life and property values.

Our primary objections are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "**training of employees that will place the printed material on the billboards**". However, the proposal is for a **digital LED billboard**. By definition, digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and **do not use printed material**. This fundamental contradiction suggests the "training" label is a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed **25-foot-tall corporate building** is insufficient to shield the neighborhood from the **35-to-49-foot-tall digital sign**. Geometric sightline calculations confirm that for residents at 3320 Heather Glen Terrace, the light path clears the building's roof. Furthermore, residents at 3300–3316 Heather Glen Drive have a **1,162-foot unshielded direct line of sight** to the LEDs. Even with dimming to 2,000–2,500 nits, the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a **mechanical trash compactor** on the West side of the property, directly against the Fiddler's Green property line. As the applicant noted that printer operators will begin work at **5:00 a.m.**, the operation of industrial waste equipment and early-morning manufacturing activity poses a severe noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full **second floor** to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "**limited light manufacturing**" associated with billboard production and printing introduces industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. **Inadequate Buffering:** The current plan relies on a 6-foot masonry fence and a building that we have proven does not block the 49-foot-high light source. Without a **mature evergreen landscape screen**, the physical and visual buffers are entirely inadequate.

We respectfully request that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** The applicant must provide a professional architectural analysis and **detailed elevation drawings** that clearly depict the sightlines and light spill from the 49-foot billboard structure. This study should specifically identify where the light **will and will not be visible** for **each and every house within the Fiddler's Green HOA** to ensure adherence to the 0.3 footcandle limit above ambient light levels.
- **Relocate the trash compactor** to the North or East side of the property to utilize the highway or parking lot as a noise buffer.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer** along the West and North property lines to provide a true visual shield.
- **Restrict manufacturing hours** and compactor usage to between 8:00 a.m. and 5:00 p.m.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential neighborhoods.

Sincerely,

Signature: _____

Printed Name: _____

Address: _____

800 Concession Trails Dr., Apt. 148
Norman OK 73072

DATE: 7/1/26

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-RW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Anne Goff of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

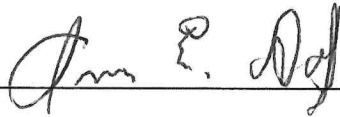
We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: _____



Printed Name: _____

Ann E. Giff

Address: _____

Rivermont

ON 07/06/2026-XW

DATE: July 1, 2026

TO: City of Norman Planning Department / Norman City Council 225 N. Webster Ave. Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Claudette Hooper of Riverview and residents of Fiddler's Green Community, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life and property values.

Our primary objections are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "**training of employees that will place the printed material on the billboards**". However, the proposal is for a **digital LED billboard**. By definition, digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and **do not use printed material**. This fundamental contradiction suggests the "training" label is a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed **25-foot-tall corporate building** is insufficient to shield the neighborhood from the **35-to-49-foot-tall digital sign**. Geometric sightline calculations confirm that for residents at 3320 Heather Glen Terrace, the light path clears the building's roof. Furthermore, residents at 3300–3316 Heather Glen Drive have a **1,162-foot unshielded direct line of sight** to the LEDs. Even with dimming to 2,000–2,500 nits, the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a **mechanical trash compactor** on the West side of the property, directly against the Fiddler's Green property line. As the applicant noted that printer operators will begin work at **5:00 a.m.**, the operation of industrial waste equipment and early-morning manufacturing activity poses a severe noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full **second floor** to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow **"limited light manufacturing"** associated with billboard production and printing introduces industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. **Inadequate Buffering:** The current plan relies on a 6-foot masonry fence and a building that we have proven does not block the 49-foot-high light source. Without a **mature evergreen landscape screen**, the physical and visual buffers are entirely inadequate.

We respectfully request that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** The applicant must provide a professional architectural analysis and **detailed elevation drawings** that clearly depict the sightlines and light spill from the 49-foot billboard structure. This study should specifically identify where the light **will and will not be visible** for **each and every house within the Fiddler's Green HOA** to ensure adherence to the 0.3 footcandle limit above ambient light levels.
- **Relocate the trash compactor** to the North or East side of the property to utilize the highway or parking lot as a noise buffer.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer** along the West and North property lines to provide a true visual shield.
- **Restrict manufacturing hours** and compactor usage to between 8:00 a.m. and 5:00 p.m.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential neighborhoods.

Sincerely,

Signature: Claudette Hooper

Printed Name: Claudette Hooper

Address: 800 Canadian Trail Dr.
Norman, OK, 73072

DATE: July 1, 2026

FILED IN THE OFFICE
OF THE CITY CLERK

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

ON 07/06/26-XW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Resident of Rivermont Living
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Beverly G. Eley

Printed Name: Beverly G. Eley

Address: 800 Candian Trails Dr. #106
Norman, OK 73072

DATE: 7-1-

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-RW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Carl E. Canada of Rivermont Independent Living Ctr
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

Carl Eugene Canada

Address:

200 S. Canadian Trails drive Apt 251
Norman, Oklahoma 73072

DATE: 07/01/2026

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Robert Weisman of Rivermont Independent Living
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Robert Weitman

Printed Name: Robert Weitman

Address: 800 CANADIAN TRAILS DR
#24
NORMAN, OK 73072

DATE: July 1, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council 225 N. Webster Ave. Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, _____ of _____ and residents of Fiddler's Green Community, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life and property values.

Our primary objections are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "**training of employees that will place the printed material on the billboards**". However, the proposal is for a **digital LED billboard**. By definition, digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and **do not use printed material**. This fundamental contradiction suggests the "training" label is a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed **25-foot-tall corporate building** is insufficient to shield the neighborhood from the **35-to-49-foot-tall digital sign**. Geometric sightline calculations confirm that for residents at 3320 Heather Glen Terrace, the light path clears the building's roof. Furthermore, residents at 3300–3316 Heather Glen Drive have a **1,162-foot unshielded direct line of sight** to the LEDs. Even with dimming to 2,000–2,500 nits, the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a **mechanical trash compactor** on the West side of the property, directly against the Fiddler's Green property line. As the applicant noted that printer operators will begin work at **5:00 a.m.**, the operation of industrial waste equipment and early-morning manufacturing activity poses a severe noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full **second floor** to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "**limited light manufacturing**" associated with billboard production and printing introduces industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. **Inadequate Buffering:** The current plan relies on a 6-foot masonry fence and a building that we have proven does not block the 49-foot-high light source. Without a **mature evergreen landscape screen**, the physical and visual buffers are entirely inadequate.

We respectfully request that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** The applicant must provide a professional architectural analysis and **detailed elevation drawings** that clearly depict the sightlines and light spill from the 49-foot billboard structure. This study should specifically identify where the light **will and will not be visible for each and every house within the Fiddler's Green HOA** to ensure adherence to the 0.3 footcandle limit above ambient light levels.
- **Relocate the trash compactor** to the North or East side of the property to utilize the highway or parking lot as a noise buffer.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer** along the West and North property lines to provide a true visual shield.
- **Restrict manufacturing hours** and compactor usage to between 8:00 a.m. and 5:00 p.m.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential neighborhoods.

Sincerely,

Signature: Jo Ann Anthony

Printed Name: Jo Ann Anthony

Address: 800 Canadian Trails DR.
APT
Norman, OK 73071

DATE: 7-1-26

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *RW*

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Quinn & Jennie of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

EVA MCCOLANIS

Address:

800 Canadian Trails Drive

DATE: July 1, 2026

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-RW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Dell's & Birkenholz of Rivermont Independent Living Center and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, Center formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Nellie G. Birkenholz

Printed Name: NEILLIE G. BIRKENHOLZ

Address: 800 Canadian Trails
Norman, OK 73042-7657

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/2016 rw

DATE: _____

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, _____ of _____
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Sandra D. Carter

Printed Name: Sandra D. Carter

Address: Room 327 Rivermont Trails Dr.
Norman, OK. 73072

DATE:

7/1/2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Sherlene Joyce Nash of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Sherlene Joyce Nash

Printed Name: Sherlene Joyce Nash

Address: 800 Canadian Trails Drive
Apt. 314
Norman OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-LU

DATE:

TO: City of Norman Planning Department / Norman City Council 225 N. Webster Ave. Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, RESIDENTS of RIVERMONT and residents of Fiddler's Green Community, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life and property values.

Our primary objections are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "**training of employees that will place the printed material on the billboards**". However, the proposal is for a **digital LED billboard**. By definition, digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and **do not use printed material**. This fundamental contradiction suggests the "training" label is a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed **25-foot-tall corporate building** is insufficient to shield the neighborhood from the **35-to-49-foot-tall digital sign**. Geometric sightline calculations confirm that for residents at 3320 Heather Glen Terrace, the light path clears the building's roof. Furthermore, residents at 3300–3316 Heather Glen Drive have a **1,162-foot unshielded direct line of sight** to the LEDs. Even with dimming to 2,000–2,500 nits, the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a **mechanical trash compactor** on the West side of the property, directly against the Fiddler's Green property line. As the applicant noted that printer operators will begin work at **5:00 a.m.**, the operation of industrial waste equipment and early-morning manufacturing activity poses a severe noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full **second floor** to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "**limited light manufacturing**" associated with billboard production and printing introduces industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. **Inadequate Buffering:** The current plan relies on a 6-foot masonry fence and a building that we have proven does not block the 49-foot-high light source. Without a **mature evergreen landscape screen**, the physical and visual buffers are entirely inadequate.

We respectfully request that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** The applicant must provide a professional architectural analysis and **detailed elevation drawings** that clearly depict the sightlines and light spill from the 49-foot billboard structure. This study should specifically identify where the light **will and will not be visible** for **each and every house within the Fiddler's Green HOA** to ensure adherence to the 0.3 footcandle limit above ambient light levels.
- **Relocate the trash compactor** to the North or East side of the property to utilize the highway or parking lot as a noise buffer.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer** along the West and North property lines to provide a true visual shield.
- **Restrict manufacturing hours** and compactor usage to between 8:00 a.m. and 5:00 p.m.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential neighborhoods.

Sincerely,

Signature: Roger Bayless

Printed Name: ROGER BAYLESS

Address: 800 CANADIAN TRAILS

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-RW

DATE:

TO: City of Norman Planning Department / Norman City Council 225 N. Webster Ave. Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, _____ of _____ and residents of Fiddler's Green Community, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life and property values.

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6. **Inadequate Buffering:** The current plan relies on a 6-foot masonry fence and a building that we have proven does not block the 49-foot-high light source. Without a **mature evergreen landscape screen**, the physical and visual buffers are entirely inadequate.

We respectfully request that the City Council require the following amendments to the SPUD before any approval is considered:

- **Require a Comprehensive Architectural and Visibility Analysis:** The applicant must provide a professional architectural analysis and **detailed elevation drawings** that clearly depict the sightlines and light spill from the 49-foot billboard structure. This study should specifically identify where the light **will and will not be visible** for **each and every house within the Fiddler's Green HOA** to ensure adherence to the 0.3 footcandle limit above ambient light levels.
- **Relocate the trash compactor** to the North or East side of the property to utilize the highway or parking lot as a noise buffer.
- **Lower the billboard height** or require a **20-foot mature evergreen buffer** along the West and North property lines to provide a true visual shield.
- **Restrict manufacturing hours** and compactor usage to between 8:00 a.m. and 5:00 p.m.
- **Codify a permanent prohibition** of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential neighborhoods.

Sincerely,

Signature: Rose Pickle

Printed Name: Rose Pickle

Address: Rivermont Independent Living

DATE: July 1, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-LU

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Carol Fernow of Rivermont Independent
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Carol Fernow

Printed Name: Carol Fernow

Rivermont Independent
Address: 800 Canadian Trails Drive
Apt 329
Norman, OK 73072

DATE: 7/01/2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Donald L. Shepherd of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

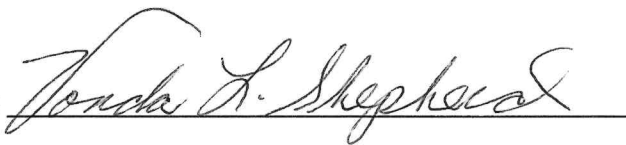
We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:



Printed Name:

Vonda L. Shepherd

Address:

800 Canadian Trails Dr. Apt 247

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/2026 RW

DATE: 7/1/2026

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, D. Pauline Richardson of Rivermont Independent Living and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Donna Pauline Richardson

Printed Name: DONNA PAULINE RICHARDSON

Address: 800 CANADIAN TRAILS DRIVE #281

DATE: July 1, 2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

I
We, Elizabeth F. Johnson of Rivermont Independent Living
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
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- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Elizabeth F. Johnson

Printed Name: Elizabeth F. Johnson

Address: 800 Canadian Trails Dr. apt 317

DATE: 7-1-26

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-LW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Linda S. Jacovi of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Linda Siforvi

Printed Name: Linda Siforvi

Address: 800 Canadian Trails Drive
Rivermont Apt # 215A
Norman, Oklahoma 73071

DATE:

7/2/2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON

07/06/26-xw

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Judith S. Smith of Rivermont-Trails
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

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- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Judith S. Smith

Printed Name:

Judith S. Smith

Address:

800 Canadian Trails Dr

DATE: 7-1-26

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-XW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Dorothy Findley of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
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- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Dorothy Findley

Printed Name: Dorothy Findley

Address: 800 Canadian Trails Drive
Rivermont Apt # 215-B
Norman OK. 73072

DATE: _____

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/2020 *EW*

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Dr. Jennifer Titon AT of Rivermont-Trails
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
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- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Clifton D. Thomas

Printed Name: CLIFTON D. THOMAS

Address: POB 343

DATE: 7/2/2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 *EW*

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Randy Sue Blair et al 351 of Rivermont Independent Living and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: _____

Peggy Sue Blair

Printed Name: _____

Peggy Sue Blair

Address: _____

*800 Canadian Trails Dr
73072*

DATE: 7-2-26

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26 RW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Phyllis Rhodes of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Phyllis Rhodes

Printed Name: Phyllis Rhodes

Address: 800 Canadian Trail Dr. apt 122
Norman, OK 73072

DATE: July 2

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-RW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Beth Pugh of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Rita Beth Pugh

Printed Name:

Rita Beth Pugh

Address:

Rivermont

DATE: July 2, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-RW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Fairi Culver of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Terri Culwell

Printed Name: Terri Culwell

Address: 800 Canadian Trails Drive
- Apt 144 -

DATE: 7/2/2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/06/26-KW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Barbara & Bob Ritz of Rivermont Independent Living
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Barbara J. Ritz

Printed Name: Barbara J. Ritz

Address: 800 Canadian Trail Dr. #142

DATE: 7/2/2026

FILED IN THE OFFICE
OF THE CITY CLERK

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

ON 07/06/26-XW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Maurine Wells of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. Privacy and Future Expansion Concerns: While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. Incompatibility of "Light Manufacturing" Zoning: Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Maurine Wells

Printed Name: Maurine Wells

Address: Rivermont, Canadian Trails

DATE: JULY 2, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/02/26 FW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, ROGER BAYLESS of RIVERMONT
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. Industrial Noise and Proximity: The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

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- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature:

Roger Bayless

Printed Name:

ROGER BAYLESS

Address:

800 CANADIAN TRAILS

DATE: July 2, 2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-KW

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, ÉRICA A. GREENHOUSE of RIVERMONT IND. L.C.
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center,
formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to
rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD).
While we welcome new business to Norman, the current proposal contains technical
inconsistencies and industrial elements that directly threaten our quality of life, safety, and
property values.

Our primary concerns are as follows:

1. Logical Contradiction of the Digital Billboard's Purpose: The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. Unmitigated Nighttime Light Intrusion: Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
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industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Erica A. Greenhouse

Printed Name: ERICA A. GREENHOUSE

Address: 800 CANADIAN TRAILS DR. #321
NORMAN OK 73072

DATE:

8/2/2026

TO: City of Norman Planning Department / Norman City Council
225 N. Webster Ave.
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 07/06/26-LW

RE: CASE NUMBER PD 26-17 – Opposition to Rezoning at 801 S. Canadian Trails Drive

To the Honorable City Council and Planning Commission,

We, Sarah Muelh of Rivermont
and residents of the Fiddler's Green Community and the Rivermont Independent Living Center, formally submit this letter to express our opposition to the application by Lindmark HQ, LLC to rezone 4.87 acres from C-1 (Local Commercial) to a Simple Planned Unit Development (SPUD). While we welcome new business to Norman, the current proposal contains technical inconsistencies and industrial elements that directly threaten our quality of life, safety, and property values.

Our primary concerns are as follows:

1. **Logical Contradiction of the Digital Billboard's Purpose:** The applicant states the billboard's primary purpose is for "training of employees that will place the printed material on the billboards". However, the proposal is for a digital LED billboard. Digital billboards are computer-controlled LED displays that rotate electronic images every 8 seconds and do not use printed material. This fundamental contradiction suggests the "training" label may be a pretext for installing a high-intensity commercial advertising structure in a residential-adjacent area.
2. **Unmitigated Nighttime Light Intrusion:** Technical analysis of the site shows that the proposed 25-foot-tall corporate building is insufficient to shield the neighborhood from the 35-to-49-foot-tall digital sign. Geometric sightline calculations confirm that for many residents, the light path clears the building's roof. Furthermore, some residents have an unshielded direct line of sight to the LEDs. Even with dimming to standard nighttime levels (2,000–2,500 nits), the constant 8-second image rotation will create a significant visual nuisance.
3. **Industrial Noise and Proximity:** The Preliminary Development Map places a mechanical trash compactor on the West side of the property. As the applicant noted that printer operators will begin work at 5:00 a.m., the operation of industrial waste equipment and early-morning manufacturing activity poses a noise risk to sleeping residents.
4. **Privacy and Future Expansion Concerns:** While the applicant states there are currently no windows on the West-facing "mezzanine pop-up," the SPUD allows for a full second floor to be added at a later date. We are concerned that future structural growth will eventually include windows or lookouts that overlook our private backyards and living spaces.
5. **Incompatibility of "Light Manufacturing" Zoning:** Changing the zoning to allow "limited light manufacturing" associated with billboard production and printing introduces

industrial risks—including the handling of inks and chemicals—into a zone currently reserved for Local Commercial use.

6. Inadequate Buffering: The current plan relies on a building that does not block the 49-foot-high light source. Without a mature evergreen landscape screen, the physical and visual buffers are entirely inadequate to protect the residents of Fiddler's Green and Rivermont.

We respectfully ask that the City Council require the following amendments to the SPUD before any approval is considered:

- Require a Comprehensive Architectural and Visibility Analysis: We are asking the city to require the applicant to provide a professional architectural analysis and detailed elevation drawings depicting where the light will and will not be visible for each and every house within the Fiddler's Green HOA and Rivermont Independent Living Center.
- Relocate the trash compactor to the North or South side of the building.
- Lower the billboard height or require a 20-foot mature evergreen buffer along the entire west and south property lines of Fiddler's Green to provide a true visual shield.
- Restrict compactor usage to between 8:00 a.m. and 5:00 p.m. to protect our quiet enjoyment.
- Codify a permanent prohibition of West-facing windows on any future floor additions to ensure long-term privacy.

Thank you for your dedication to protecting the integrity of Norman's residential and independent living communities.

Sincerely,

Signature: Sarah Grubb

Printed Name: Sarah Grubb

Address: 800 Canadian Trails