

To: Norman Planning Commission
Norman City Council

From: James and Debora Schulze
3316 Windjammer St., Norman, OK. 73072

OPPOSITION TO REZONING AND LAND USE AMENDMENT – WILLOWBEND ROAD

This letter is to express our total opposition to the proposed (by Bob Moore Farms North LLC) Norman 2025 Land Use Amendment and Rezoning in North of Willowbend Rd (from C-2, General Commercial District).

We and many of the residents in both Willowbend neighborhoods are totally opposed to the addition of multi-family housing that will cause extreme traffic and safety problems, create even more issues with schools that are already at capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community. There are numerous vacant apartments in Norman as well as numerous vacant commercial buildings and restaurants within several blocks of this location; hence absolutely no need for new construction.

We are concerned that the proposed higher density housing will completely change the character of our existing adjacent neighborhoods and badly affect our life. Traffic and safety of pedestrians are also major areas of concern. Higher density implies a significant increase in traffic especially with the proposed road exiting to Willowbend Road. This area is a popular walking route for many residents in the surrounding area. Willowbend Road has no sidewalks or buffer; the increased traffic (with more than 2000 additional cars) would be extremely dangerous.

We purchased our home in the Willowbend neighborhood in 2023 and immediately had to spend several thousand dollars on improving drainage due to standing water in our yard. Adding many acres of concrete will only make drainage in our neighborhood more difficult.

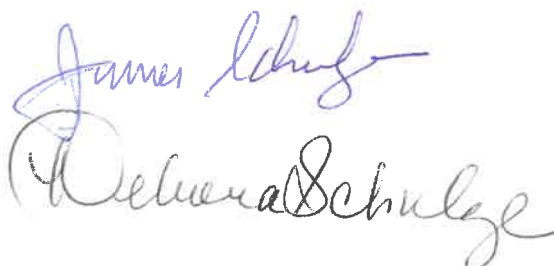
Turning Willowbend into an Entrance/Exit for a huge development would create a dangerous situation for pedestrians, cars, and disrupt the quality of life for residents of both Willowbend neighborhoods.

Our local schools and public services may not be able accommodate the increased influx of students from this development. The area is home to a significant amount of wildlife including birds, deer, rabbits and squirrels, and any planned development of the property should consider the continuing impact to local wildlife habitat.

I urge you to not approve the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your consideration of this request and support of our communities.

Kind regards,
James Schulze
Debora Schulze, Ph.D.

Handwritten signatures of James Schulze and Debora Schulze in blue ink.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/5/24