

PROTEST LETTERS – From Non-Owners and Outside Radius
As of 4/12/2023

Ordinance No. O-2223-33
Midway Grocery, Inc.
601 W. Eufaula

MIDWAY REZONING PROTEST LETTER

RE: 308 College Ave.
Norman, OK 73069

Date: 3-26-2023

Jon Minks
308 College Ave.
Norman, OK 73069

City of Norman Planning Commission
Planning and Community Development
225 N. Webster Ave.
Norman, OK 73069

Dear Planning Commission and City Council Members,

I reside at 308 College Ave., and I object to the current Midway Rezoning proposal dated March 1, 2023.

Sincerely,



Jon Minks

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3/28/23

MIDWAY RE-ZONING PROTEST LETTER

DATE: March 29, 2023

TO: City of Norman Planning Commission
Planning and Community Development
225 N. Webster Avenue
Norman, OK 73069

FROM: Ginger Dossey, Renter of 207 Chautauqua Avenue
Chuck and Dana Anderson, owners

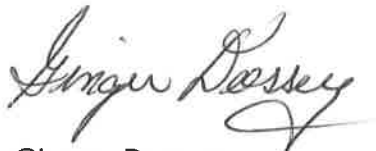
SUBJECT: MIDWAY RE-ZONING PROTEST LETTER

Dear Planning Commission and City Council Members,

I rent the property at 207 Chautauqua Avenue in the affected area, and I object to the current Midway Re-zoning proposal. This rental property, owned by Chuck and Dana Anderson, sits directly beside Midway – it's the closest residence to the Midway, I've been the occupant/renter since 2016, almost seven years.

As I understand it, homeowners are simply wanting to protect their surroundings and not allow their neighborhood to turn into an entertainment center inappropriate for family units consisting of individuals of all ages, including small children, career folks, and retirees. The proposal to host up to three events a week offering a variety of activities, including outdoor music with up to 75 people in attendance and parking on the neighborhood streets, does not seem a reasonable proposal to many folks residing near the Midway. I would find it hard to believe that those in attendance of these events would want to return to their own residences and find similar conditions to contend with.

Sincerely,



Ginger Dossey

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3/29/23

April 10, 2023

TO: Norman Planning Commission and Norman City Council

RE: Ordinance #0-2223-33 Rezoning from C-1 Local Commercial District to SPUD, 601 W Eufaula, Midway Market

Oppose approval

The application proposes NO changes to the existing traffic access and circulation to the property. The current configuration of the streets surrounding this location already creates safety concerns. There is no onstreet parking allowed on the adjacent streets of Chautauqua or Eufaula. There is a fire hydrant located on the Southeast corner within the boundaries of the Midway Deli property. Additionally, College Avenue dead ends at Eufaula and a left turn off of College provides less than 50' of road to access the subject property. Also parking is allowed on both sides of the 300 block of College Avenue so the narrow width of the street allows for only one car at a time to squeeze through. Traffic going South on the short block of College intersects with Symmes creating a difficult angle to see the cross traffic. There are only 7 parking spaces on the property which is already insufficient thereby creating a hazard an impediment to emergency vehicles ingress or egress.

The surrounding area is zoned R-1 single family. A SPUD is to protect existing and future surrounding areas health and safety, promote infill development that is compatible and harmonious with adjacent areas and to contribute to revitalization and or development where decline has occurred. In my opinion, I don't see that these guidelines or criteria are being met with this application for rezoning. The applicant would like to host events for up to 75 participants which is not conducive to the surrounding single family homes, parking is inadequate with no foreseeable solutions, restroom facilities are inadequate, and noise is a issue but not anything new for this neighborhood, i.e. OU football stadium, Norman High Football, Lions Park, and Main Street and campus corner events.

The applicant, Bob Thompson also owns the two story red house directly adjacent to the East and does not state how he intends to utilize the property in his overall plan. Will the applicant be submitting another SPUD for this property? If so what precedent might the approval be establishing for this densely populated area of Norman?

I have been a resident in this area for over 20 years and have always supported the Midway's services and the venue for music, fundraisers, etc. and of course the best sandwiches in town, so I am apprehensive about submitting my opposition for approval for this ordinance change but feel that any changes to the Midway are not conducive to the existing neighbors. Thank you for your time.

Marsha McDaris

448 College Ave.

Norman, OK 73069

Marsha McDaris
405-326-2309

FILED IN THE OFFICE
OF THE CITY CLERK
4/10/23 NO

452 College Ave
Norman, OK 73069

4 April 2023

Midway Market Protest Letter
Planning and Community Development
225 N Webster
Norman, OK 73069

Dear Planning Commission,

The question of allowing Midway Market (Bob Thompson) to have larger gatherings for music and entertainment is coming before the Planning Commission soon. As a member of the neighborhood surrounding The Midway, I am concerned about the negative effect that larger gatherings would have.

Though our home is not immediately adjacent to Midway, we are just a block away. We have lived here since 1992 and enjoyed The Midway for many years as a small grocery, then sandwich shop, and small music venue, with occasional larger outdoor music gatherings. I used to shop for small grocery needs there, even though it was more expensive, because I loved that a small grocery still existed. It was truly part of the community at that time. The kids in the neighborhood even marked their height on the door jamb. It was a nice place to run into neighbors and visit.

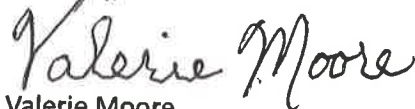
The outdoor gatherings worked because they were rare, and true neighborhood events. I understand that Bob would still be able to have 7 outdoor events/yr. This new request for larger, more regular outdoor gatherings is more problematic. Currently, the new Midway request offers no info about the number of people, number of days per week, or length of time for events. Apparently, that info will be provided AFTER the time that letters of protest must be submitted.

In my opinion, no additional number of days, people or length of events would be acceptable. There are already crowded streets at lunch for people eating at the sandwich shop. The parking for residents would be obliterated with larger outdoor music and entertainment. In other words, we would be subsidizing Midway with no return investment. What happens to our parking on days or nights that Midway has events? Where will our friends and guests park? I think even College Ave in our block could be used for parking.

There is also the issue of noise. While indoor and occasional small outdoor concerts on a weekend might not be too intrusive, large regular evening events would. Bob bought Midway in a neighborhood, not a commercial area. There is no room for a larger commercial venture.

I ask you to please deny this request for the sake of the people living in the neighborhood around the Midway. This would be a very negative development for us.

Sincerely,


Valerie Moore

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/6/23-LW

City of Norman
Planning Commission Meeting 4/13/23
Item #8, Midway Grocery, Inc. Rezoning Request

Dear Commissioners,

We are opposed to the Rezoning Request for a SPUD by Midway Grocery, Inc. for an outdoor entertainment venue. We are just outside the official 350 foot notice area and about two blocks from Midway itself. Concerns expressed below will potentially effect us as well as those in the official notification area.

The City staff report shows Surrounding Land Use as Residential on the North, East, South and West. Under Zoning Ordinance Citation: Simple Planned Unit Developments, 2. Statement of Purpose, "to promote infill development that is compatible and harmonious with adjacent uses". The applicant has not proposed any maximum capacity constraints nor any adjustment of the use of Amplified sound hours of no earlier than 12:00 P. M. and no later than 10:00 P. M. Under Parking the applicant proposes no changes to the existing parking on site which is 7 spaces. That means any parking for the venues will force parking into the residential area surrounding Midway. The Staff Report states that "invitees shall not park in such a way as to create a hazard or impediment to emergency vehicle ingress or egress". The applicant's request uses the same language. Realistically how likely are attendees to follow the parking restrictions in our residential area. Norman Police Department is understaffed and the Parking Enforcement unit only works 8-5 Monday-Friday. Police response will be prioritized based on the type of calls received so certainly calls for burglary, theft, impaired driving, assaults etc. will be a priority over parking violations. Believe us, expecting attendees to abide by parking restrictions is totally unrealistic based on our experience with game day parking on Elm even when parking enforcement is on duty.

In the applicant's SPUD request for the Backyard at Midway it is stated that "The intent of the Applicant is to develop and use the property in an innovative and progressive manner that substantially improves the cultural and living experience of the surrounding neighborhood". How does an outside entertainment venue with amplified sound operating seven days a week from 12:00 P. M.-10:00 P. M. accomplish this?

There was no reference in the Staff Report or the applicants document regarding Rest Room facilities. Does the City have an ordinance requiring a proper number of facilities based on the number of attendees?

In making your decision, we respectfully ask if this was in your backyard how would you vote?

Thank you for your consideration in our request for denial.

Mark & Jayne Crumpley 
423 Elm Ave.
Norman, Ok. 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4.10.23