FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-5-26 SS

October 5, 2026

City of Norman Planning Commission
City of Norman
Norman, Oklahoma

RE: Formal Protest of Proposed AutoZone Development Adjacent to Boomer Veterinary Hospital

Dear Members of the Planning Commission:

I am writing as the owner of **Boomer Veterinary Hospital, located at 1130 N. Porter Avenue in Norman**, to formally protest the proposed AutoZone development (Case Number: PD 26-25, Applicant: Pape-Dawson Engineers, LLC, Location 328 E Robinson St) immediately adjacent to my veterinary hospital.

I have significant concerns about the impact this development will have on my business, my employees, my clients, and—most importantly—the animals entrusted to our care. The proposed development would fundamentally change the traffic, noise, safety, and visual character of the area immediately surrounding my hospital.

Traffic and Increased Intensity of Use

The proposed AutoZone will substantially increase traffic and activity on Porter Avenue. Boomer Veterinary Hospital is a **low-traffic-volume business**. Our patients generally arrive for scheduled appointments, procedures, or other veterinary services, and our traffic footprint is significantly lower than that of many other businesses in the area, including the Salvation Army located on the same road.

The surrounding area has a predominantly residential character, and I am concerned that this residential road and existing infrastructure were not designed to accommodate the volume of traffic that a high-traffic automotive retail operation will generate.

The increase in traffic will include customer vehicles, employees, deliveries, loading and unloading, and continual vehicle circulation. I am concerned not only about the immediate traffic and safety impacts, but also about the long-term burden that substantially increased traffic could place on the roadway. If the existing roadway requires significant repair, reconstruction, or replacement sooner than would otherwise be necessary because of the increased traffic generated by this development, I question whether that cost will ultimately be borne by Norman taxpayers.

Noise and Impact on Veterinary Patients

Noise is one of my greatest concerns.

Boomer Veterinary Hospital is a **Fear Free Certified Practice**, and we intentionally maintain a calm, low-stress environment for our patients. The animals in our care include frightened dogs and cats, sick and injured animals, animals recovering from anesthesia and surgery, and patients requiring hospitalization.

An AutoZone immediately adjacent to the hospital will inevitably generate substantially more noise than the current use of the property. This will include vehicle engines, doors and tailgates opening and closing, customer traffic, deliveries, loading and unloading, parking-lot activity, and other routine automotive retail activity.

Our patients also utilize an **outside courtyard immediately adjacent to the proposed development**. Animals must occasionally be taken outside during their stay at the hospital, and this courtyard is an important part of our facility. Constant vehicle activity and associated noise directly next to that area could be particularly disruptive to animals that are already stressed, fearful, or recovering from medical procedures.

This is not simply a matter of my personal preference regarding noise. A quiet environment is an important part of the way our veterinary hospital operates and the care we provide to our patients.

Dumpster Immediately Adjacent to the Hospital

I am also extremely concerned about the location of the **large dumpster shown on the proposed site plan immediately adjacent to my clinic**.

Placing a large commercial dumpster directly next to a veterinary hospital creates obvious concerns regarding **odor, noise, sanitation, rodents, insects, and other vermin**. A dumpster in this location would be immediately adjacent to areas used by our staff and patients and could negatively affect the cleanliness and sanitary environment of a medical facility.

The Planning Commission should carefully consider whether this proposed dumpster location is appropriate given the nature and use of the neighboring property.

At a minimum, I believe the dumpster should be relocated substantially farther from the veterinary hospital and appropriately screened and managed to prevent odors, pests, noise, and other adverse impacts.

Loss of Parking

I am also concerned that the proposed development will take away or adversely affect some of the parking currently available to my clinic.

Boomer Veterinary Hospital does **not have an abundance of parking to begin with**. Our clients frequently arrive with animals that require careful handling, including dogs on leashes, cats in carriers, puppies, elderly animals, and sick or injured patients.

Adequate parking immediately adjacent to the hospital is therefore not merely a convenience. It is important to the safe and efficient operation of the practice.

Any reduction in our existing parking capacity or interference with our clients' ability to access the hospital would create a significant operational problem.

Safety Concerns

I am also concerned about the **safety of my employees and clients** as a result of the increased traffic and activity associated with the proposed development.

Veterinary clients frequently walk animals from their vehicles into the hospital. A client may be carrying a cat carrier, restraining a frightened dog, assisting an elderly or injured animal, or managing multiple animals at once.

Adding substantially more vehicle traffic, parking movements, delivery vehicles, and commercial activity immediately adjacent to our hospital increases the potential for vehicle-pedestrian conflicts and other accidents.

I am also concerned about the safety of my staff, who routinely move animals, equipment, and supplies between the hospital and our exterior areas.

Impact on the Appearance and Character of the Robinson and Porter Intersection

I have invested a tremendous amount of time, effort, and money into improving the appearance of my property and the surrounding corner of **Robinson Street and Porter Avenue**.

Before I opened Boomer Veterinary Hospital at this location, the exterior of the property was in poor condition and contributed to an area that appeared run-down and affected by blight. I made a deliberate decision to invest substantially in improving the property.

I have installed a **tall, attractive wooden fence featuring original animal artwork**, added extensive landscaping and flowers, and worked to create an inviting and well-maintained property. I take great pride in how the clinic looks, and I have received numerous compliments from members of the community about the improvements.

I believe this corner is particularly important because **Robinson and Porter serve as a gateway into Norman for people traveling into the city**. I believe the improvements I have made to my property have substantially enhanced the appearance of this intersection and contributed positively to Norman's image.

I am concerned that placing an AutoZone immediately adjacent to the hospital would substantially detract from those improvements.

I have looked at other AutoZone locations in and around Norman, and I do not believe the typical appearance and site design of an AutoZone is compatible with the aesthetic

improvements I have made to this property. A large automotive retail building, parking lot, signage, lighting, dumpster, and associated vehicle activity immediately next to my clinic would diminish the visual impact of the improvements I have made and, in my opinion, could negatively affect the appearance of this important entrance into Norman.

The City should consider not only the individual development parcel but also the **overall visual character of this prominent intersection and gateway into the community**.

Attempt to Communicate With the Applicant

I have attempted to communicate these concerns directly with the contact identified on the application, **Mical Stephenson of Pape-Dawson Engineers**, at **817-870-3668**.

I contacted Mr. Stephenson by telephone multiple times to discuss the proposed development and my concerns, but **I did not receive a response**.

As the owner and operator of a business immediately adjacent to the proposed development, I believe it is reasonable to expect an opportunity to discuss the potential impacts before the application is considered for approval.

Request for Denial

For all of these reasons, I respectfully request that the Planning Commission **deny the proposed AutoZone application** (Case Number: PD 26-25, Applicant: Pape-Dawson Engineers, LLC, Location 328 E Robinson St) **as currently presented**.

This is not simply an objection to having another business in the area. My concerns arise from the specific characteristics of the proposed use and its immediate proximity to an operating veterinary hospital.

The proposed development would introduce substantially greater traffic and noise, create safety concerns, reduce already-limited parking, place a large dumpster immediately adjacent to a veterinary medical facility, disrupt the environment in which we care for our animal patients, and substantially alter the visual character of an important Norman intersection.

I respectfully ask the Planning Commission to consider the cumulative impact of these factors on an established local business and on the surrounding neighborhood.

If the Commission is nevertheless inclined to approve the application, I request that substantial conditions be imposed to address these concerns, including meaningful noise mitigation and buffering, relocation of the dumpster away from the hospital, preservation of adequate parking and safe access to Boomer Veterinary Hospital, appropriate control of lighting and signage, careful routing of delivery traffic, and appropriate physical and landscape separation between the two properties.

Boomer Veterinary Hospital has made a substantial investment in this property and in improving this prominent Norman intersection. I respectfully ask the Planning Commission to protect that investment and to carefully consider whether the proposed AutoZone is an appropriate use for this location.

Thank you for your consideration. I respectfully request that this letter be entered into the official record for the application.

Sincerely,

Karla Denton DVM

Karla Denton, MS DVM
Owner, Boomer Veterinary Hospital
1130 N. Porter Avenue
Norman, OK 73071
(405) 321-1890 (work)
(214) 491-8251 (cell)
karladentondvm@yahoo.com