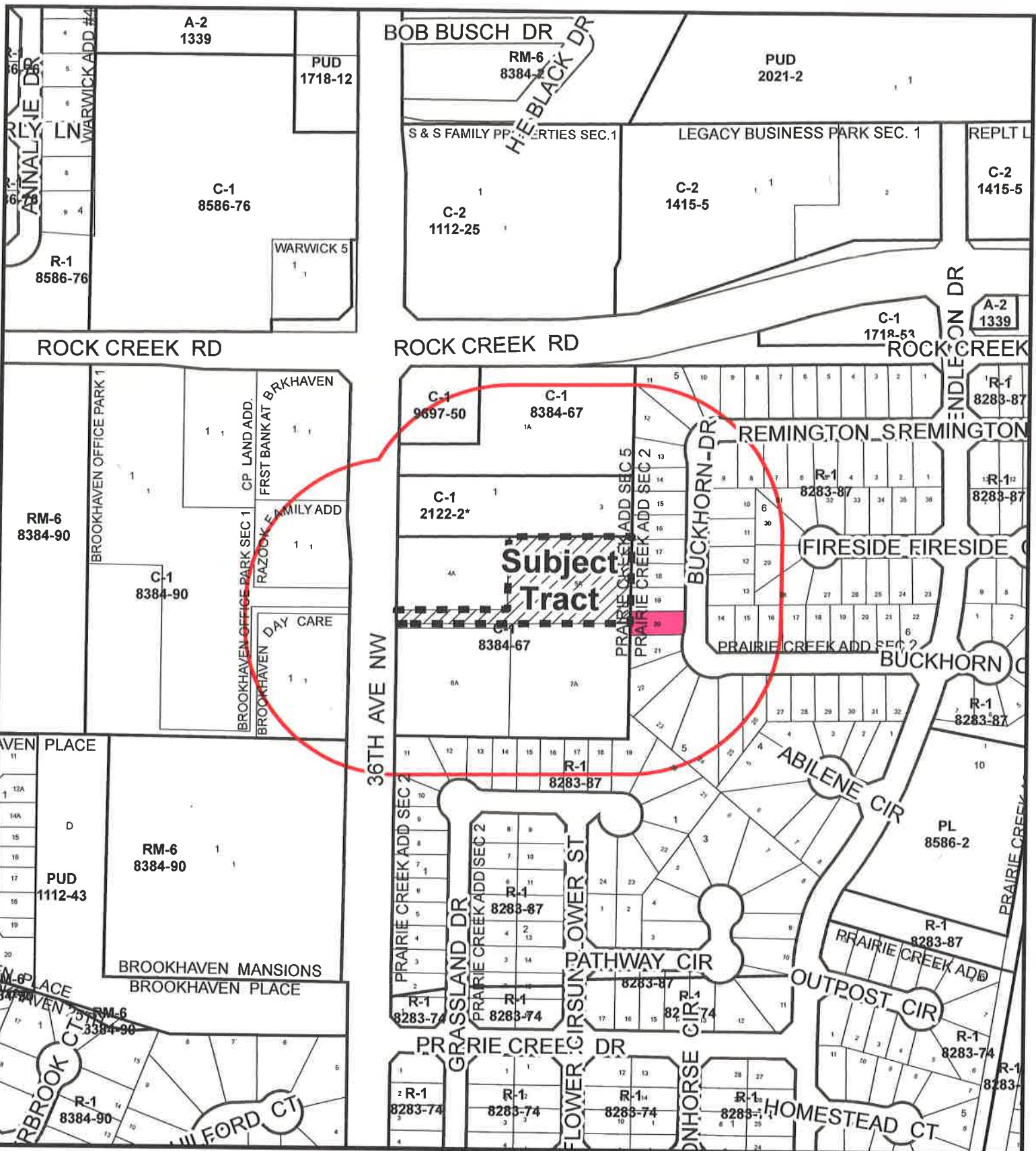


Item 5
Hampton Homes
2281 36th Avenue NW

PROTEST MAP AND LETTER



Protest Map




0.92% 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

December 14, 2023

-  Subject Tract
-  Notification Area
-  Protest

To the Norman Planning Commission, [OBJ]

Regarding the Notice of Request for Norman 2025 Land Use and Transportation plan amendment and rezoning requested by Hampton Homes, L.L.C. at the property located at 2281 36th Avenue N.W. this is my written expression of protest for this change in the rezoning request.

I live within the 350-foot border of this property that Hampton Homes wishes to rezone along Buckhorn Drive. I have several issues with this piece of property being rezoned into High Density Residential. I shall list them all here collectively, and further below individually in greater detail.

List of Concerns:

Crime Rate and Call Volume

Noise Pollution

Light Pollution

Traffic and City Infrastructure

Privacy

Property Values

Noise Pollution

Noise pollution is one of my biggest concerns with this rezoning. Both with the construction of the buildings as well as the lasting impact of a high density residential block. Since the current area is zoned as commercial, the two businesses that are located in this section of land on 36th Avenue, the Norman Regional Health Club (2301 36th Ave NW, Norman, OK 73072) and Club Car Wash (2331 36th Ave NW, Norman, OK 73072), there is already a significant amount of noise pollution between business hours and then some. The layout of my house on Buckhorn

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OF THE CITY CLERK
ON 12/11/23**

Drive has most bedrooms facing the West, which means that the noises that occur in these two commercial businesses travel very easily towards and into my house. It is my assumption based on my perception of my neighboring houses on Buckhorn Drive that they also share this same distinction of multiple bedrooms facing west. Club Car Wash opens at 7 am Monday through Saturday and at 8 am on Sundays. This business has a loud alert notice for the next vendor to enter or exit the car washing tunnel. Thankfully, this noise, along with the noise of car doors closing from the vacuum section of Club Car Wash or members of the Norman Regional Health Club coming and going from their cars, is mainly during business hours. Having lived many years in apartment complexes, I am very familiar with the coming and going of tenants at all hours of the night. The Norman Regional Health Club is a 24/7 Club Accessible space, and we along this stretch of residential single-family homes can hear that.

Light Pollution

In addition to the noise pollution, already there is a substantial amount that occurs with the 2 commercial businesses. The Club Car Wash's tall sign as well as the headlight beams from cars pulling into the parking lots. This happens at all hours and cuts through blinds and appropriate window coverings, especially those of windows that are on the 2nd story. Additional 24-hour lights from an apartment complex will bathe the west side of the Buckhorn Drive houses in these lights.

Crime Rate and Call Volume

The second biggest concern of mine is the increase of inhabitants in this lot is likely to come with an increase in reported crime as well as an increase in emergency call volume. On the west side of 36th Avenue is Silver Elm Estates Independent Living at 2100 36th Ave NW, Norman, OK 73072. There is already an increase in call volumes that bring forth noise at all hours of the day from emergency vehicles visiting this location. Due to the direction and angle from my house on Buckhorn Drive, these emergency vehicles lights are not noticeable when they are stationary.

They are noticeable when they respond by driving down 36th Avenue and will be noticeable with the given layout provided by Hampton Houses.

Privacy

Alongside crime rates and call volume, is my concern over privacy. Will Hampton Houses be outfitting these apartment complexes with cameras and how will these cameras be mounted and where? These things need to be hammered down. Due to the sloping nature of the ground that houses on Buckhorn Drive have, that feed into the drainage water way, there is already little privacy for second story bedrooms.

Traffic and City Infrastructure

Will the introduction of this space as a high density residential lead to more rezoning requests alongside this plot of land Hampton Homes wants? How will traffic patterns change the congestion and use of these roads and commercial spaces nearby? Will road widening be required in the future?

Property Value

All these concerns I have listed above also attribute to property value and resale value, which is of great concern to me. Keeping this area zoned as commercial businesses allows there to be a definitive time where noise is expected and allowed, whereas controlling that with high density living is much more difficult. General privacy and being able to enjoy outdoor spaces in a neighborhood free from obnoxious noise of tenants or traffic patterns.

Possible Solutions

- Hampton Houses must be responsible for maintaining and creating a well-lit parking lot and infrastructure to maintain sight lines to keep criminal activity at bay. With this, however, comes the issue of light pollution.
- The residential code must be changed to allow brick and mortar retaining walls to be built, rather than an 8-foot fence. This will help with light, noise, and crime. I myself have experienced and I have had several friends have their yards, fenced or not, cut through by pedestrians to access community lots as a short cut.
- Not to mention that a good portion of the houses in the 350-foot radius also back up to a drainage water way. How will that be protected and cared for in terms of litter created from the apartments?
- Alternatively, and I think the most ideal, is that Hampton Houses should be responsible for creating and maintaining this retaining wall at the edge of the property. Tall enough to prevent scaling and made of sturdy materials. Or provide funds for those in the 350-foot radius to allow each resident the chance to build their own to not drive down property values from the increased noise and privacy issues.
- Additionally, Hampton Houses could also reverse the layout of the proposed plan to have the parking lots at the west side of the lot and have the buildings be what are the direct neighbors to Buckhorn Drive. Combining all 46 parking spaces into one lot rather than 2 separate lots. The location of the pool should also be considered in the reimagination of the plan for the noise pollution caused by the echoing and pool participants.
- Maintaining the trees that are already along the waste/drainage water path is another crucial aspect that I would like to see addressed. Furthermore, planting additional trees to create this visual and sound barrier would also be a great solution. However, should trees be added, the weather patterns in this field should be studied so a proper kind of tree that is strong and sturdy for the area with high winds is selected. As well as ones that will provide that barrier in a short amount of time rather than waiting years or decades for that barrier to be useful.

Signature:

Dated: December 11, 2023

Jordan Dean Lanoue



2308 Buckhorn Dr. Norman OK 73072

