

July 30, 2024
Norman Planning Commission
Norman City Council

Greetings,

Please consider my objections to the rezoning of the land request of Bob Moore Farms North, LCC. This is the property generally east of East 36th, north of Lindsay, south of Main, and west of Ed Noble Parkway.

I am providing you with the following objections. Thank you for your consideration.

1. The original zoning had a purpose and provision that was intended to provide for the health and development of the community. **This is not an upgrade in zoning, but a downgrade in zoning.** Simply put the original zoning is superior to the requested. Why would Norman want to do that? It is a valuable partial of land that deserves to be developed to full potential. Rezoning is not in the best interest of Norman's future or our quality of live in the community. I am asking you to reject the rezoning request.
2. The uncertainty and ever changing plans tends to make the entire process questionable. Originally there were more retail, open spaces and community areas in Bob Moore Farms North proposal. **Now they are requesting a higher density development with very little retail, green or community space.** Should we be uncomfortable with the "switch" in plans? Will they want to switch again? The repeated "change in plans" is not a good faith guarantee that the property will be developed in the most productive manner for west Norman's future. I am asking you to reject the rezoning on the uncertainty of future plans.
3. By my count there are over 900 apartments within a mile of West 36th and Main Street. There are many more in the Lindsay and West 24th area. There are over 400 apartments immediately across West 36th Street. **Three story apartment buildings will further increase noise and congestion.**
4. Finally, my discussions with real estate professions have all supported the addition of more single family homes. Norman needs to be careful to maintain a balance in housing. **A large high density apartment complex development does not support the growing and healthy real estate market in Norman.** Single residential homes provide more involvement in community, more stability to community and more financial (including taxes) support for the community.

In conclusion, I would encourage the planning commission to decline the request for rezoning. The original zoning was part of an overall plan for the Norman community. **The current zoning was in place when the property was purchased.** We, who live in the area, bought our properties with the understanding of how the property in question was zoned. **It is unfair to change the zoning now.** Again, when they purchased the property they knew how it was zoned. I would recommend that original zoning plan was developed for the good of the community. Thank you for your kind consideration.

Sincerely,



Dennis Hooper
3305 Windjammer

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