

To: Norman Planning Commission, Norman City Council

From: Anton Maslovskii
413 Prestwick St., Norman, OK, 73072

Subject: Protest Against the Norman 2025 Land Use Amendment and Rezoning Proposal

Dear Members of the Planning Commission,

I am writing to formally protest the Norman 2025 Land Use Amendment and Rezoning proposal for the area north of Willowbend Road, submitted by Bob Moore Farms North LLC. As a resident of the adjacent neighborhood, I have significant concerns about the potential impacts of these proposed changes on our community.

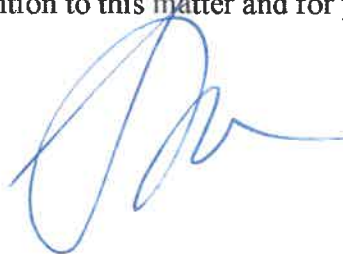
Key Concerns:

1. **Traffic and Safety Issues:** The proposed development is expected to generate a substantial increase in traffic, with an estimated 2,000 additional vehicles. Willowbend Road, a popular walking route for many residents, currently lacks sidewalks or buffers. The addition of traffic from the new apartment area to Willowbend Road and Prestwick Street will significantly impact a neighborhood with a predominantly elderly population, potentially creating unsafe conditions.
2. **Traffic Analysis:** The Traffic Analysis document does not provide detailed information about the intersection of Willowbend Road and Norman Center Drive, which is critical for understanding the full impact of the proposed development.
3. **Street Design:** We recommend introducing a cul-de-sac and terminating the proposed street from the north side of Willowbend Road before it crosses the road. Existing and planned connections to Main Street, Lindsey Street, and 36th Avenue should be sufficient to accommodate traffic from the new apartment complexes.
4. **Inconsistencies in Developer's Proposal:** There are discrepancies between the developer's proposals and publicly available information. For instance, conflicting details about the height and type of buildings—ranging from 2-story "big houses" to 3- or 4-story apartments—affect the number of units, occupants, and traffic generated.
5. **Clarification on Parks:** The proposal includes areas marked as "parks" that Bob Moore Farms does not own. We request clarification on the ownership and management of these park areas.
6. **Greenbelt Enhancement:** The Greenbelt Enhancement Statement only mentions public sidewalks and does not address other types of trails. It is unclear how the proposed sidewalks will contribute to the Greenbelt Enhancement initiative.
7. **Capacity of Local Schools and Public Services:** Local schools and public services may struggle to accommodate the influx of students and residents resulting from this development.
8. **Impact on Wildlife:**
The area is home to significant wildlife, and any development plans should consider their impact on local habitats.

I urge you to reject the proposed rezoning in its current form and encourage Bob Moore Farms North LLC to work more closely with city residents to develop a revised proposal that addresses these concerns.

Thank you for your attention to this matter and for your continued support of our community.

Sincerely,
Anton Maslovskii
August 2, 2024



FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-2-24