

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

FILED IN THE OFFICE  
OF THE CITY CLERK

ON 6-10-24

Please consider my comments regarding a rezoning request for the Bridgeview United Methodist Church on Indian Hill Road in Norman. As the owner of a property within 350 feet of the applicant's property, I received notice of the zoning request (see attached copy of the notification letter) and oppose the request. I cannot attend the Planning Commission hearing on June 13, 2024 due to a pre-existing commitment which requires me to be out of state.

My comments and concerns are as follows:

(1) A funeral home business will certainly bring with it funeral processions. The long slow line of cars in a funeral procession is not compatible with how traffic moves on 50 mph, 2-lane Indian Hills Road. Indian Hills is a high-speed connector facilitating access to I-35. The freeway ramps next-closest to Indian Hills are 2 miles away to the north at 19th street in Moore and 2 miles south at Tecumseh in Norman making it the logical means of access to I-35 for many homes in this area. Bridgeview Church is located about mid-way on a 1-mile long stretch of Indian Hills between NW 36th and NW48th. A slow-moving procession will obstruct an approximately half mile stretch of the high-speed traffic flow on Indian Hills.

Not only will funeral home processions not fit in with the current traffic flows, there is more residential construction occurring now in neighborhoods nearby which contributes today to traffic growth on Indian Hills. And there is planned development in the immediate area which includes the east-west connector portion of the OTA turnpike expansion, numerous neighborhoods platted to the north directly across Indian Hills from Bridgeview Church and our neighborhood, and to the west and south of our neighborhood. Traffic conditions will only be made worse with funeral processions. From a public safety and convenience perspective, the City should be concerned about and prevent such traffic impacts and not allow the requested re-zoning.

(2) There will be significant traffic inconvenience for our neighborhood. The Windstone neighborhood has only one means of entrance/exit, namely,

Windstone Drive, a 2-lane street which intersects Indian Hills immediately to the west of Bridegview Church.

The traffic in our neighborhood consists of the kinds of vehicles you would expect in a neighborhood of single-family homes, but also includes school buses, the occasional emergency vehicle, and delivery trucks all day long. Also, the neighborhood is still under construction and heavy trucks and various construction vehicles are in and out all day long.

I envision a scenario where vehicles wishing to leave the neighborhood form a line inside the neighborhood to wait for a funeral procession to pass. This could happen frequently if the business is successful. This would be most acute for a west-bound funeral procession, where residents would be unable to turn left onto Indian Hills and leave the neighborhood. But it could also be true for east-bound processions where eastbound traffic on Indian Hills encounters the procession and stops to wait thus blocking traffic attempting to leave our neighborhood. This would be an unreasonable impact that could be prevented by declining the request to rezone.

(3) I am aware that one of our neighbors is involved with a nearby church community looking for a new home. It seems the City's preference should be to work with and provide an incentive to citizens that can offer a like-kind use for the existing building instead of rezoning it.

(4) I have a concern about our property value declining, including a concern about the possibility of a cemetery on the Bridgeview property in the future. This is exacerbated by the traffic concerns described above.

Thank you for your consideration. If you have questions, please don't hesitate to contact me.



Brian McQuown  
5913 Windstone Drive  
Norman, OK. 73072  
(702) 296-5611

JUNE 10, 2024



# The City of NORMAN

225 N. Webster Ave.  
Norman, Oklahoma 73069

PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT  
Phone: 405-307-7112

MCQUOWN, BRIAN C & ROBIN E-REV LIV TRT-TRTEES  
5913 WINDSTONE DR  
NORMAN OK 73072

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## NOTICE OF REQUEST FOR NORMAN 2025 LAND USE AND TRANSPORTATION PLAN AMENDMENT AND REZONING

May 22, 2024

DEAR CITIZEN:

The purpose of this letter is to formally provide you with Legal Notice that Bridgeview United Methodist Church has requested amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation and rezoning from R-1, Single-Family Dwelling District, with Special Use for a Church, to SPUD, Simple Planned Unit Development, for property generally located at 4300 W Indian Hills Rd. You, as the owner of property within 350 feet of the applicant's property are being notified by mail so that you may have the opportunity, if you so desire, to express yourself as to whether or not this request should be approved. The Planning Commission will conduct a Public Hearing on the requested Land Use Plan Amendment and rezoning on Thursday, June 13, 2024, at 5:30 p.m. in the Council Chambers of the Norman Municipal Building located at 201 West Gray Street, Norman, Oklahoma. At that meeting, the public is invited to appear and protest or support the requested Land Use Plan Amendment and the rezoning. Any protest must be in writing and include a signature and be filed with the City Clerk prior to 5:00 p.m. on Monday, June 10, 2024, in order to be reported to the Planning Commission. If the property owner of record with Cleveland County is a corporation, trust or other non-individual entity, you **MUST** provide your affiliation with the entity and your authorization to sign on its behalf or your protest can not be reflected on the protest map. Any protests received after that deadline will be reported to the City Council. Please be advised that e-mail transmissions cannot be considered as legal protest or support. The subject property is more particularly described as follows:

Lot One (1), Block One (1), of Bridgeview United Methodist Church Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said tract contains 3.67 acres more or less.

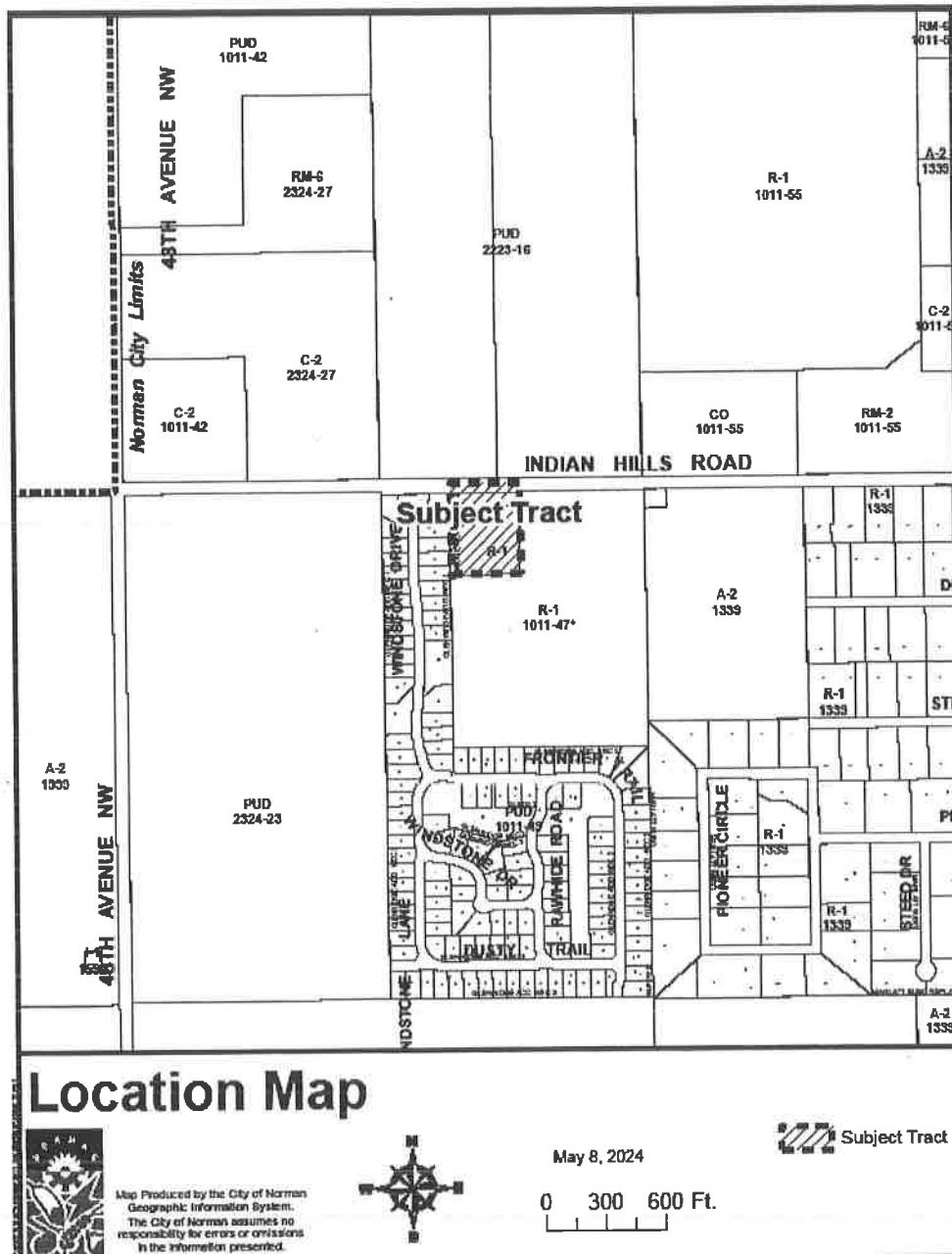
Said proposed Land Use Plan Amendment and/or Ordinance will be brought up for hearing and final passage at a City Council meeting subsequent to the Planning Commission meeting, and may be continued from time to time. Should you have a question regarding this letter of notice or the enclosed map, please call the Norman

Building an Inclusive Community

Planning Department at 405-307-7112. A staff member in the Department will be pleased to discuss this application and assist in answering your questions.

You should already have received notice of a Pre-Development meeting about this project to be held on May 23, 2024. This notice does not change that prior notice or the Pre-Development meeting date and time in any way.

Secretary,  
Norman Planning Commission  
225 N. Webster Ave. (P.O. Box 370)  
Norman, OK 73069 (73070)



**Estate Planning Information for  
Brian C. McQuown and Robin E. McQuown**

**The name of my Trust is:** The Brian C. McQuown and Robin E. McQuown Revocable Living Trust (see Section 1.1 of Trust Document)

**The date of my Trust is:** June 2, 2021 (See signature page of Trust Document)

**The Trustors of my Trust are:** Brian C. McQuown and Robin E. McQuown as Co-Trustors (See Section 1.5 of Trust Document)

**The Trustees of my Trust are:** Brian C. McQuown and Robin E. McQuown as Co-Trustees (See Section 1.6 of Trust Document)

**The Successor Trustees of my Trust are:** Anna McQuown & Abigail Elizabeth McQuown as Co-Trustees (See Section 1.7 of Trust Document)

**My Distribution provision is:** (See Section 4.3 of Trust Document)

**The Executor(s) of my Last Will And Testament is:** My Spouse – First Executor  
Anna McQuown & Abigail Elizabeth McQuown  
as alternate Co-Executors  
(See Section 3 of Pour-over Will)

**The Agent(s) under my Financial Power of Attorney is:** My Spouse – First Agent  
Anna McQuown & Abigail Elizabeth McQuown  
As Alternate Co-Agents  
(See Sections 1 and 4 of Financial Power of Attorney)

**The Agent(s) under my Health Care Power of Attorney is:** My Spouse – First Agent  
Anna McQuown & Abigail Elizabeth McQuown  
As Alternate Co-Agents  
(See Sections 1 and 7 of Health Care Power of Attorney)

**The Health Care Proxy(ies) under My Living Will is:** My Spouse – First Proxy  
Anna McQuown & Abigail Elizabeth McQuown  
As Alternate Co-proxies  
(See Sections II of Advance Directive)

**PLEASE DO NOT WRITE ON YOUR ORIGINAL ESTATE PLANNING DOCUMENTS.  
Contact Integritas Estate Plans, LLC to make any changes to your estate planning.**

