

PROTESTS – Items 5-7
Map & Letters

R-2122-64
O-2122-22
and PP-2122-6

Sanctuary Gardens & Wellness, L.L.C.

ALAMEDA GARDEN CENTER Preliminary Plat

COPPER TRAIL COS
ALAMEDA 80 COS

ROCKIN' ROSE FARM COS

A-2
1322

Tract 1

RE
7273-91

Tract 2

DOLLAR GEN. ALAMEDA

1
CR
1213-12

ALAMEDA DR

TC
7172-78

ALAMEDA 80 COS

TC
1862

BDL ADD.

A-2
1322

EDA ST

Subject Tract

ALAMEDA ST

REDBUD ESTATES

REDBUD ESTATES

FLOYD AVE

OLIPHANT AVE

BUMGARDNER AVE

RE
7172-112

Protest Map

7.6% 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 7, 2021



Subject Tract



Notification Area



Protest

Dear Norman Planning Commission,

My name is Maeghan Hennessey and live at 103 Floyd Ave., Norman, OK 73026. I wanted to bring to you concerns my husband, John, and I share regarding the potential for a property next to ours to be rezoned to CR (Rural Commercial District) from RE (Residential Estate Dwelling District), with additional amendment of the NORMAN 2025 Land Use and Transportation Plan. Specifically, the property is located east of 72nd Ave., south of Alameda Dr., and north of Alameda St. We PROTEST the possibility of rezoning this property. Sanctuary Gardens & Wellness, L.L.C. and its owners are potential buyers of this property, seeking for the property to be rezoned so they can establish a plant nursery. Our family received a notice of the potential rezoning and ask you to consider this written protest in your decision.

Our property lies directly on the south side of Alameda St. from the property described above. As such, we are direct neighbors of the property up for rezoning consideration, sharing the property's largest inhabited border. We feel the impacts to our property, neighborhood, and family are quite large and oppose the potential for the aforementioned property to be rezoned. Below I highlight our concerns:

1. We are concerned that the location of this business, given the limitations on the size and configuration of the property, will create adverse traffic patterns for our neighborhood (Red Bud Estates). I believe with the exception of Alameda St., our entire neighborhood lives on private maintenance roads. If rezoning is approved and the new business is established in the location, all roads in our neighborhood will experience increased traffic volume, most likely coming from parts of Norman south of the property and including Highway 9. Because homeowners pay for the maintenance of private roads, rezoning of this property to accommodate a plant nursery means we will essentially be subject to a new business at our own cost. The property under question does not fall along any of the private maintenance roads, so the potential buyers will not incur these costs - it will all be on our backs. Moreover, my understanding from previous communication is that the potential buyers of this property plan to place the driveway into the business on Alameda St., greatly increasing the potential for a growing number of vehicles on the private maintenance roadways. The other business in the area does not have an easily accessible driveway on Alameda St., so it will be this new business alone creating different traffic patterns in our area.
2. Increased traffic comes with other risks, to our family in particular. We have five children, some of whom are quite young. I can only imagine the increased traffic posing a risk to our children. We will no longer be able to allow them to walk to our mailbox unsupervised for fear a car will be coming around the corner. We will no longer be able to allow them walk our dog or to ride their bikes down our own road with their siblings because there will be more traffic on it - traffic that does not know there are no less than five families with small children living on our road. The wear and tear on the road will also pose risks to our children while they are riding bikes and may cost us more in car maintenance. If we want to continue these normal activities, which are part of the reasons we moved to a rural residential area, we would have to make changes to our own property (e.g., cutting down trees to increase line of sight), and we shouldn't have to do that.
3. Should the parcel be rezoned and the business opens on it, we will need to make changes to the way we use our own property. Specifically, we will not be able to allow our children to access all parts of their own property because there will be many more people on property directly across the street. As it now stands, the north side of our property abuts Alameda St., directly across from the property under question. We allow our children to walk into that part of our property on their own, most often to collect wild blackberries, but we will no longer feel safe enough to do this with

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OF THE CITY CLERK
ON 12-6-21 ss

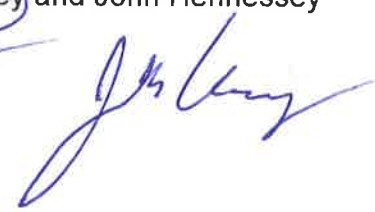
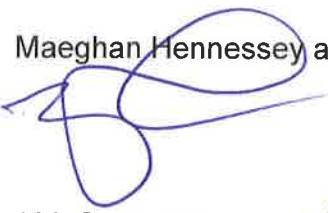
the increased number of people in close proximity. This will be made further dangerous by the entrance to the rezoned property being almost directly across from our property.

4. Further considering the increased number of people in close proximity to our property: we live on a rose rock strain. The rocks jutting out of the ground on our property next to Alameda St. make the presence of a rose rock strain evident. Because this part of the property is easily accessible from Alameda St. (we do not wish to place fences on our property because much wildlife move through the area), once in a while we will find trespassers looking for and collecting rose rocks on that side of our land. They seem to not know the land is not public, and some do not care (based on communications we've had). The increased number of people visiting the proposed nursery (who I assume will enjoy "natural" things more than the average person) coupled with the obvious presence of rose rocks on our property will likely increase the number of trespassers we experience. This makes us think even harder about the safety of our family should rezoning occur.

5. Finally, and most importantly, we are concerned that "once rezoned, always rezoned." Though a nursery may seem like a benign business for this area, particularly given the rural nature of Ward 5, we feel it is very likely Sanctuary Gardens & Wellness, L.L.C. will outgrow the property under question - it's in the shape of a triangle with Alameda Dr. running through it, utility easements, and a large grade on part of the property, so much of it may not be usable for expansion in a current location. For instance, the potential buyers have stated they wish to cultivate blackberries (wild blackberries are already present on the property) and strawberries for picking by the general public. The property is too small for this venture to be successful, leading us to believe the potential for the business moving locations is high. As another example, the potential buyers wish the plant butterfly gardens, but they places they wish for these to exist are located in areas Cleveland County mows - along Alameda St. and Alameda Dr. Simply put, the county will mow down their butterfly gardens multiple times per year during warmer months. We are concerned with what happens with the "next use" of the property, particularly when the nursery grows larger and moves locations. Many of the businesses on the list of "acceptable" businesses in property zoned CR (Rural Commercial District) are not the kinds of businesses we want across the street from our home. We moved to a rural area to get away from those types of businesses, and we are very concerned about the possibility they will be encroaching on us.

Considering all these issues, we feel this rezoning proposal is in direct conflict with the quiet, rural lifestyle we and many others in Ward 5 wish to live. We also ask you to consider that the business asking for rezoning of this plot does not own the plot, and that the owner has received other offers to buy the property that do not come with rezoning requests. We ask the Norman Planning Commission consider favorably our PROTEST to rezone this particular plot of land. Though it may seem like a small issue in the larger role of the Planning Commission, I assure you it is not a small matter to us.

Maeghan Hennessey and John Hennessey



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