

March 25, 2022
Secretary of Norman Planning Commission
201-A West Gray Street (P.O. Box 370)
Norman, OK 73069

To whom it may concern,

I am writing to **PROTEST** the request for **NORMAN 2025 LAND USE AND TRANSPORTATION PLAN AMENDMENT AND REZONING**. Attached is a screenshot from a CMA showing that almost every home sold in Crystal Heights in the past were unoccupied (not including foreclosures), and there is no way to pull the data – but I know that at least two homes on our street are currently completely vacant. Given this information, why are we approving the construction of more homes? Supply costs are up, so of course builders want to build at a premium and then sell well over market value—But what happens when material cost and demand don't align? The market is hitting an unstable mark, and with another crashed market, all Crystal Heights will be left with is an ugly cluster of new-construction homes that sit for years after the market tanks.

As a resident of the Crystal Heights neighborhood, I feel strongly that this request should be **REJECTED** – Further development at this time is unnecessary and only comes with habitat loss, destruction of virgin land, and an uncertain future for the proposed homes to be built here.

Thank you for your consideration,

Concerned Crystal Heights residents

Terra Court

Residential			
Pending Properties			
MLS #	Address	Status	SqFt
999984	1814 N Crawford Avenue #1816	PEND	2,118
999284	420 Sunburst Street	PEND	1,505
995305	411 Telstar Street	PEND	2,027
1000015	203 Terra Court	PEND	1,724
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# LISTINGS:	4	Medians:	1,876
		Minimums:	1,505
		Maximums:	2,118
		Averages:	1,844
Sold Properties			
MLS #	Address	Closed	SqFt
976678	307 Mimosa Drive	10/28/2021	1,750
980508	410 Mimosa Drive	07/08/2021	1,086
982114	417 Mimosa Drive	06/10/2021	1,083
975060	1615 N Crawford Avenue	11/12/2021	1,716
974433	205 Falcon Court	11/05/2021	1,272
975812	1714 Telstar Court	10/13/2021	1,793
957092	403 Sunburst Road	07/09/2021	1,987
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# LISTINGS:	7	Medians:	1,716
		Minimums:	1,083
		Maximums:	1,987
		Averages:	1,524

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3/28/22-LW