

Letter of Protest

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Living Trust Trustees
2104 Oakside Drive
Norman, OK 73071-1219

City Clerk – City of Norman, OK
Norman Planning Commission
P.O. Box 370
Norman, OK 73069

Topic: Rezoning request for property located at 1751 E. Imhoff Rd.,
Norman, OK

To Whom It May Concern:

As trustees of a living trust in our own names, we are authorized to speak on the trust's behalf.

We wish to protest the zoning change for the property located at 1751 Imhoff Rd., Norman, OK based on the following concerns:

A. While this development is permitted by the Norman 2025 Land Use and Transportation Plan we find it to be flawed in allowing the construction of four-story apartment buildings in the backyards of single family residential units. When the Plan was passed, we saw nothing of this in it.

B. While under construction:

1. Noise - all day long every day. Heavy equipment sound and air pollution will result. While construction on the apartments is underway there will be loud music and the constant daily pounding of nail guns and buzzing of saws. The Lennair development is a block away from us and has already assaulted the neighborhood with this interminable noise for months on end.
2. Dirt and Dust - From the time of ground-breaking until landscaping is completed there will be a pall of wind-blown dirt and dust over the neighborhood. Again, we have been living with

this from the Lennair development down the street. When we first moved into this neighborhood, dust and dirt was not a problem for us but now dirt covers our vehicles and dust accumulates inside the house practically overnight.

3. Trash – one only need visit a construction site to see the spread of trash that exists on the site and spreads to surrounding area.
4. Destruction of habitat and injury to a river's watershed – the creek behind our property is part of the headwaters of the Canadian River and feeds into FEMA-designated flood zones.

Deforestation and canalization of the creek will damage the watershed and displace the abundant wildlife in the area.

Replacement of naturally occurring trees with the corporate ideal of Christmas trees, box elders and manicured crabgrass will create a landscape devoid of biological diversity, trees adapted to this area, wildlife and the great number of song birds here. Only two weeks ago, an OG&E tree crew eliminated the nests of painted buntings and reduced the number of song birds that once visited our feeders. They also sprayed chemicals that poisoned trees and plants outside of their easement. One can not expect anything different from the destruction of the forests behind our property.

C. After completion of construction:

1. Crime – multi-family housing added to the “affordable housing” being constructed across Oakhurst from Lennair will cause increased crime in the residential area we live in. High density of transient populations who have no ties to the neighborhood increase whatever number of crimes may exist in a residential area. Most of the increase will come in the form of car break-ins and auto theft although drug sales and possession as well as assaults may also come into play. It is always difficult to tease out crime statistics in relation to apartments since the only category of “Residential” includes both multi-family and single-family areas, but the experience of myself and others has been that of an increase in such crimes. My only experiences of car break-in and assault occurred in my youth when I lived in an apartment

complex – a nice one. We have experienced a vehicle break-in at our current address that police indicated was likely from the existing apartments to the north of us. A neighbor has added cameras outside his home to identify and deter persons breaking into his cars and vandalizing his property. The police officer responding to our break-in recommended that we do the same. This happened with the nearby apartment complex having a row of single-family homes and another row of duplexes buffering the distance between us.

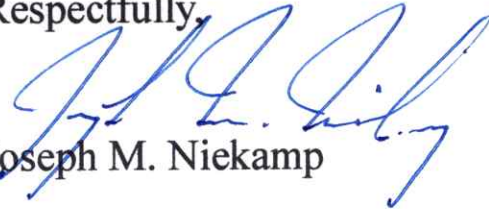
2. Trash – from the casual tossing of trash to that which will spill from overloaded communal dumpsters, the debris emanating from the apartment complex will not be constrained to its property boundaries. Anonymity of residents leads to a less cohesive community with lower levels of guardianship.
3. Noise – any noise that one would suffer in a single-family residential area will be compounded the concentration of hundreds of renters in a relatively small area.
4. Traffic – high density housing will bring increased vehicle traffic to East Imhoff Road that it is ill equipped to handle. The intersections of East Imhoff at Classen, East Imhoff at 24th Avenue SE and 24th Avenue SE at OK State Highway 9 will become further congested and slower to navigate than they are now.
5. Privacy – the developer proposes four-story apartments that will look down into our homes and yards. One would find it hard to relax under this ubiquitous surveillance that can not be mitigated by a six-foot privacy fence. Over the Fourth of July weekend we stayed at a hotel in Lawton where there was a residential neighborhood that stretched out west from the site. We could see into every backyard during the day see into every window at night and every one of those houses had privacy fences.

Taken globally, all these factors will result in the deprivation of our continued peaceful enjoyment of our property and the devaluation of our property

values. For most residents in this neighborhood, our home valuations represent the major portion of our wealth and we can ill-afford to have it reduced in the prevailing economy.

We strongly urge the Planning Commission and the City Council of Norman, OK to reject this zoning request and the resultant construction of this apartment complex.

Respectfully,



Joseph M. Niekamp



Turia M. Niekamp