

Clifford and Patricia Wickham
1815 Oakhollow Dr.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/08/25-LW

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The City of Norman
Planning and Community Development Department
Planning Commission

To whom it may concern:

Please consider this letter our formal protest in regard to the proposed multifamily development currently being considered by the Planning Commission for the property located at 1751 E. Imhoff Rd.

To be clear, we are not opposed to the rezoning of the property being considered to become a Planned Unit Development. We are opposed to the design and specifications of the proposed multi-family apartment building complex to be constructed.

Approving this proposed construction will effectively forever change the lives of the residents in our area of the Oakhurst addition that have homes to the east of this huge apartment complex. Gone will be any sense of home, backyard enjoyment, privacy and features of solemn peace with the little nature that families have worked to preserve. The additional sound pollution from all the vehicles and traffic will not allow any more quiet cups of coffee on the patio. We believe we will be able to hear very well the inevitable loudness of vehicles and motorcycles with little or no mufflers and the reverberation of vehicle stereos that can rattle your windows.

We have lived in our home since 1983. It is not a large prestigious dwelling but my wife and I have worked hard to maintain and pay for it just as my neighbors have for their homes. For us this is our forever home. With 420 units consisting of 3 and 4 story apartment buildings right next to us there will no longer be the quiet and solitude in our homes. Also, our property values will surely decrease and good luck getting someone to buy our homes with this monster complex next to us. However, it should work well with housing plans when all our homes become rental properties, as many homes in our addition have already become.

Please reconsider the use of this land for a massive apartment complex. It can be a PUD but we ask for some consideration and respect for the neighboring families.

Respectfully,

Clifford Wickham / Patricia Wickham
Clifford and Patricia Wickham

Some Additional (no pun intended) Concerns

The proposed construction of this massive apartment complex goes far beyond what the Oakhurst neighborhood, especially on the south end near Imhoff, has already been selected to deal with. In recent years the south entrance into our addition has been subjected to two projects that, in my opinion, could only happen on the east side of Norman. There has been the approval and development of 109 "shotgun" style two-story homes now under construction on the west side of Oakhurst at Imhoff, with only one entrance/exit onto Oakhurst Ave. We have been told the one entrance exit was done so as not to cause Hitachi to have additional traffic exiting directly onto Imhoff, hogwash. At this time the development and soon to be constructed 75 section 8 apartments on the east side of Oakhurst Ave. is underway, with its primary entrance/exit also onto Oakhurst Ave. Both of these additional entrance/exits onto Oakhurst Ave. will be within only a few hundred feet of Imhoff.

With the development and construction on both sides of Oakhurst at Imhoff we were hoping there would be more consideration to traffic at that intersection. Maybe we could at least get a new street light for the intersection to replace the rusted and leaning light pole that appears to be as old as the Oakhurst Addition.

When these two construction projects are completed the Oakhurst Addition will have its entrance from Lindsay on the north, and its entrance from Imhoff on the south enveloped by apartment complexes. We can't think of any other addition in Norman that has this distinction. However, this is our reality. Welcome to our neighborhood. For the past several years we feel Ward 1 has had little to no effective representation on city council when it comes to speaking for our concerns regarding these two developments.

We are feeling like our future happiness in our home and our neighborhood is not a concern for the city. What seems more important are the tracts of land that need to be filled in with whatever the developers can make the most profit from.

Sincerely,

A handwritten signature in black ink, reading "Clifford Wickham / Patricia Wickham". The signature is written in a cursive, flowing style.

Clifford and Patricia Wickham