

Updated

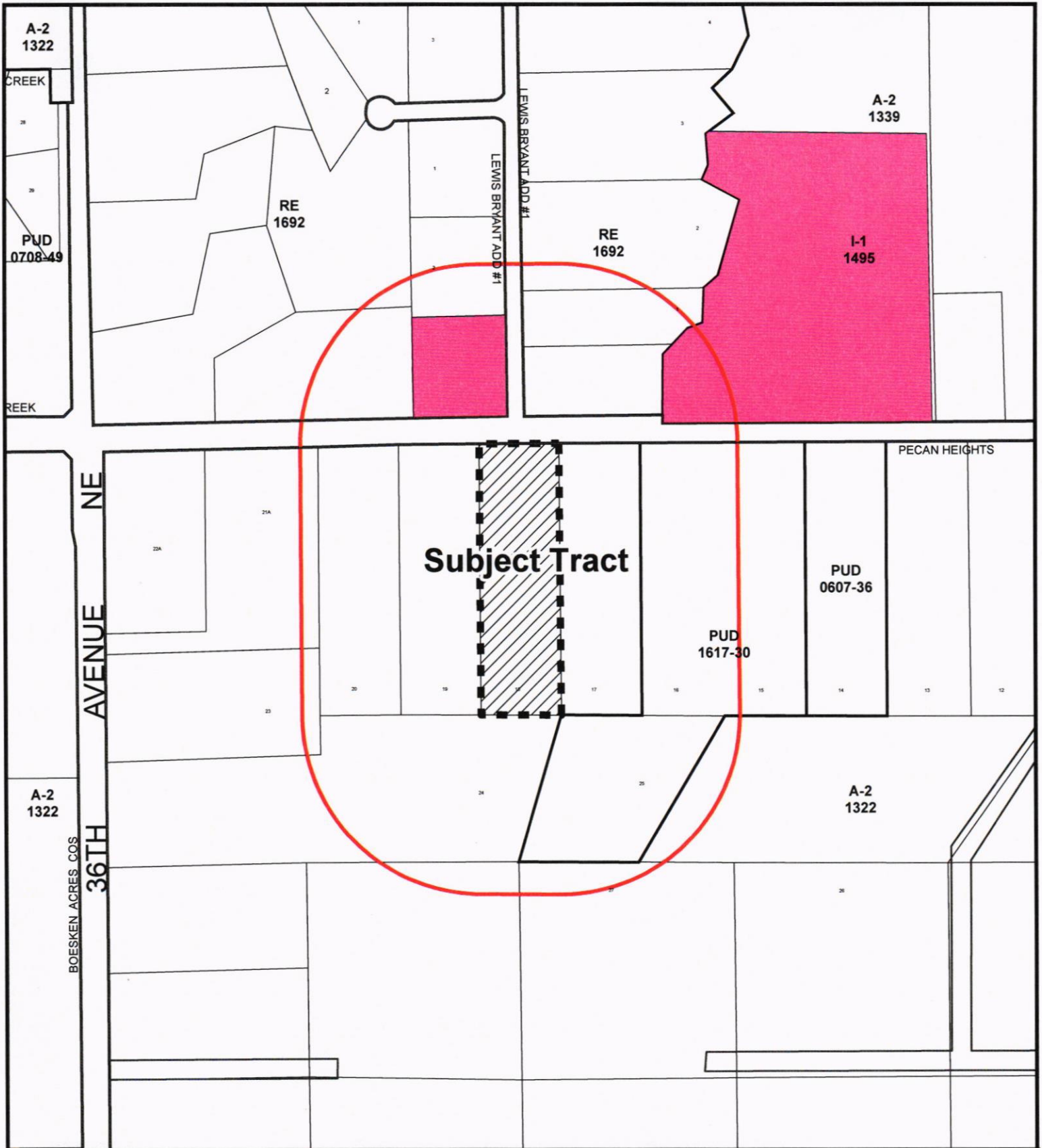
PROTEST MAP & LETTERS

Item 12-13

Geoffrey Arce

2025 Amendment & Rezoning from A-2 to PUD

3766 E. Robinson Street



Protest Map

6.93% 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.



0 200 400 Feet

September 8, 2021

-  Subject Tract
-  Notification Area
-  Protest



Application for Pre-Development Informational Meeting

Case No. PD 21-28

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Geoffrey Arce	ADDRESS 3766 E Robinson
EMAIL ADDRESS geoffrey@ecrasystems.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Geoffrey 4057614422 BEST TIME TO CALL: Any

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located Eastern Norman, 1/2 mile east of intersection of Robinson & 36th St. SE, on south side of rd.

and containing approximately 5 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

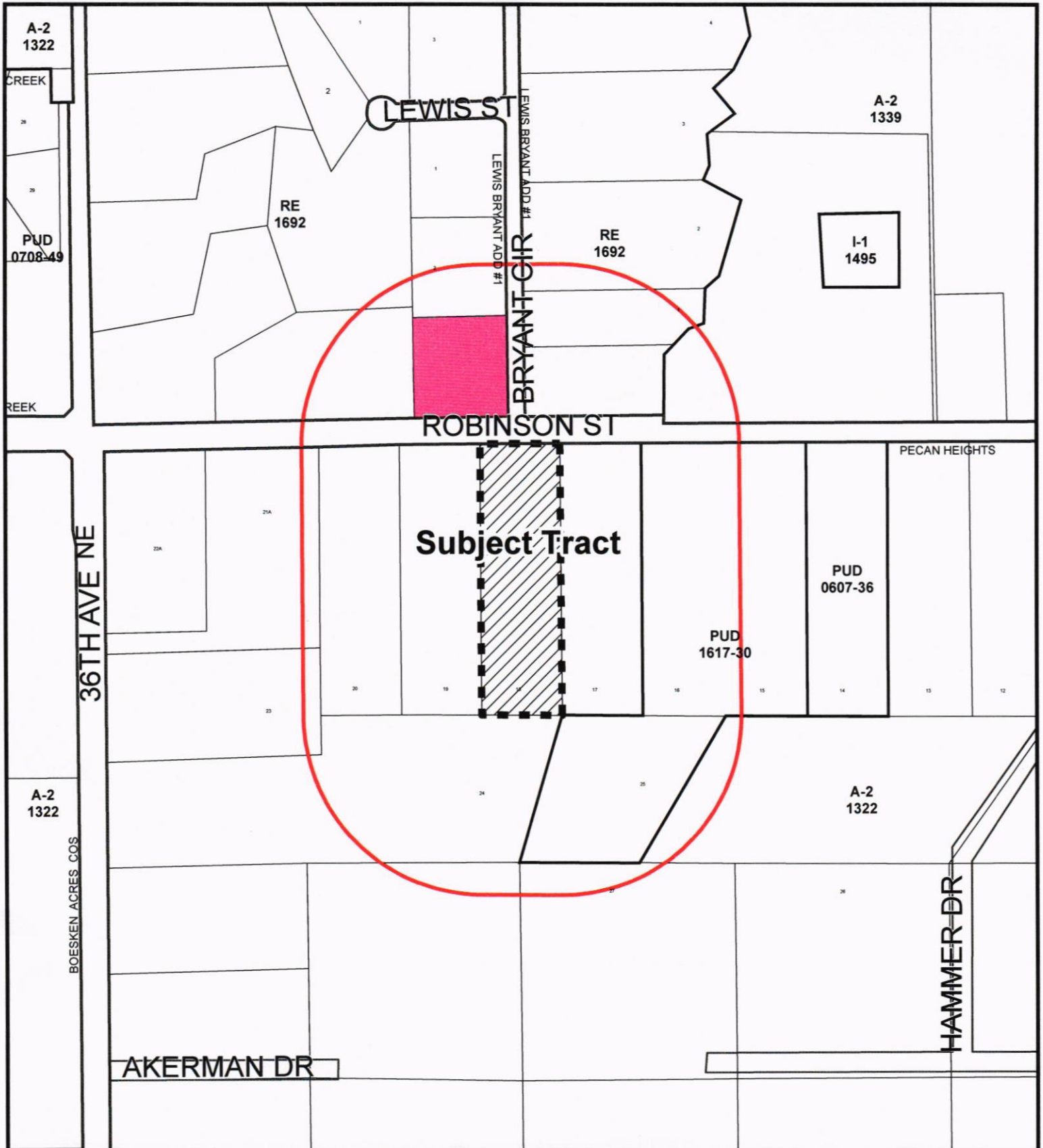
Used Vehicle and Parts Sales, in addition to all uses currently allowed under existing A-2 zoning.

This sounds like a salvage, which I am against.

*Lacey Buehl
4015 E Robinson
Norman, OK 73026*

<p>This proposed development will necessitate (check all that apply):</p> <p><input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary</p> <p><input type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input checked="" type="checkbox"/> Rezoning to <u>PVD</u> District(s) _____</p> <p><input type="checkbox"/> Special Use for _____ (Plat Name) _____</p> <p><input type="checkbox"/> Preliminary Plat _____ (Plat Name) _____</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>A-2</u></p> <p>Current Plan Designation: _____</p>	<p>Concurrent Planning Commission Review Requested: <u><i>P</i></u></p> <p>Received on: <u>7-9-2021</u></p> <p>at _____ a.m./p.m.</p> <p>by <u><i>mt</i></u></p>
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**FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-21**



Protest Map

4.4% 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.



0 200 400 Feet

September 7, 2021

-  Subject Tract
-  Notification Area
-  Protest

City Clerk
201-A West Gray Street
Norman, OK 73069

Re: 3766 East Robinson Street

As in our earlier letter (attached), we wish to go on record as protesting the amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Mixed Use Designation and rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development for the above property.

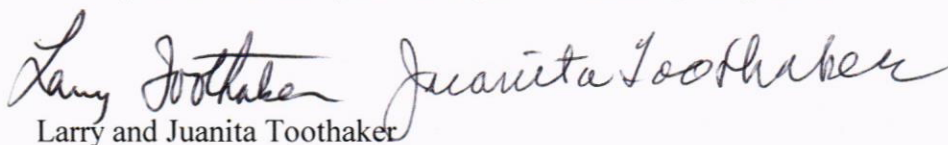
Mr. Arce, in his latest material for the Pre-Development Discussion, proposes to use this property for "Used Vehicle and Parts Sales" where "vehicle" is not defined (cars? trucks? busses? motorcycles? skidoos? etc...). This is the latest in a list of proposed uses (powersports dealership, motorcycle repair shop and dealership) and dirt pile ramps for motorcycle jumps that suggest a moto-cross course. The changing nature of his purpose is very much a problem because if this request is approved, who knows what will actually be done on the property.

Another concern is the noise and traffic brought into the area by any business.

But my main concern is in the bigger picture: why is there a plan (NORMAN 2025 Land Use and Transportation Plan)? And why is there zoning (A-2, Rural Agricultural District)? I would guess that the City of Norman has these in place so there is order and not chaos, for cohesive growth, so we have an acceptable community. The property is now Country Residential, which means homes and not businesses/commercial. There are plenty of other places in Norman which already have the land use and zoning to embrace what Mr. Arce wants to do. Why change the current plan and zoning?

The last time around, we were the only ones protesting the request, and as such, only represented 4% of the surrounding landowners. I would suggest that you should deny this request even if nobody protested because it is not consistent with a well-thought-out plan for Norman.

Thank you for the time you have spent considering our protest.



Larry and Juanita Toothaker
1200 Bryant Cir
Norman, OK 73026

Aug 6, 2021

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/6/21-LW

City Clerk
201-A West Gray Street (P.O. Box 370)
Norman, OK 73069

Re: 3766 East Robinson Street, described as follows:

Tract 18 of PECAN HEIGHTS SURVEY, being part of the North Half (N/2) of Section Twenty-Six (26), Township Nine (9) North, Range Two (2) West of the Indian Meridian, BEGINNING 3806.83' West of the Northeast Corner (NE/C), thence South 872', thence West 250', thence North 872', thence East 250' to the Point of Beginning.

(Our following letter will refer to the above described property as "the Property".)

We wish to go on record as protesting the requested amendment of the NORMAN 2025 Land Use and Transportation Plan from County Residential Designation to Mixed Use Designation, and rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development.

The letter we received from the City regarding the Property says that Mr. Arce proposes a motorcycle repair shop and dealership. An earlier letter, also from the City, says "to office a powersports dealership." The latter is more inclusive, but the difference shows the changing nature of the purpose, which is problematic to us.

Sometime recently, but before March 16, 2021, some dirt work was done on the Property, initially looking like it was the start of a drive coming from South down in the Property and headed North towards Robinson Street. But it had stopped about 50' from Robinson, and two large piles of dirt were left on either side of the drive (on the East and West). On March 16, my wife and I were in our front yard at 1200 Bryant Circle, directly across Robinson from the Property (on the NW corner of Robinson and Bryant Cir.). We observed a young person on a dirt bike (2-cycle, oily exhaust, and very noisy, to the point of being a nuisance) doing jumps from the dirt piles, and then we realized that the dirt piles had been shaped into ramps. So here we have another example of the changing nature of the purpose: is it supposed to be a moto-cross course? Or a motorcycle repair shop and dealership? Or the more broad powersports dealership? What will the Property be used for if this request is granted?

Mr. Arce has pointed out that there are two other commercial uses of properties among his neighbors, but these are a doctor's office (a rehab center) and a church. Neither of them is likely to be used for something other than their current purpose, and neither of them houses loud, smelly-exhaust producing machines. The proposed use of the Property is not good for a residential neighborhood.

Thank you for considering this protest.

Larry and Juanita Toothaker
1200 Bryant Cir
Norman, OK 73026