

March 15, 2017

Mr. Jeff Harley Bryant  
City Attorney  
201 W Gray Street  
Norman OK 73069

VIA: Personal Delivery

RE: PD17-6 (Form Based Code Application)

Counselor:

The owner of 332 W Main protests the above mentioned zoning application and requests the immediate designation change from "Public Open Space" to "BFS Urban Storefront".

BFS Urban Storefront is the same designation of each and every other parcel on Main Street east of Park Drive. Furthermore, the premises at 332 W Main Street is the only parcel in the entire 40 acre plan that changes the use of a privately owned property, with real property improvements, occupied by a viable operating business, zoned C-3 to be a public space.

There has been no discussion with the owner of eminent domain and, to our knowledge, no public funds available for any such action.

A planned use designation as "Public Open Space" immediately devalues the premises, is detrimental to the tenant's present and ongoing concern, and potentially denies the owner/management the ability to perform the duties and responsibilities as described in their lease agreement with the tenant.

The immediate and public amendment from "Open Public Space" to "BFS Urban Storefront" is the only remedy that could cease damages to the ownership and tenant. Continuing application PD17-6 as proposed may force ownership to seek any and all remedies available to them.

Respectfully,

Brad Worster, CPM, CCIM  
Broker & Property Manager  
for the Mary Louise Livingston Trust

cc: Susan Conners, Planning & Community Development Director  
Steve Lewis, City Manager  
First Hawaiian Bank, as Trustee for the Mary Louise Livingston Trust

**UNDERSTANDING THE REGULATING PLAN**

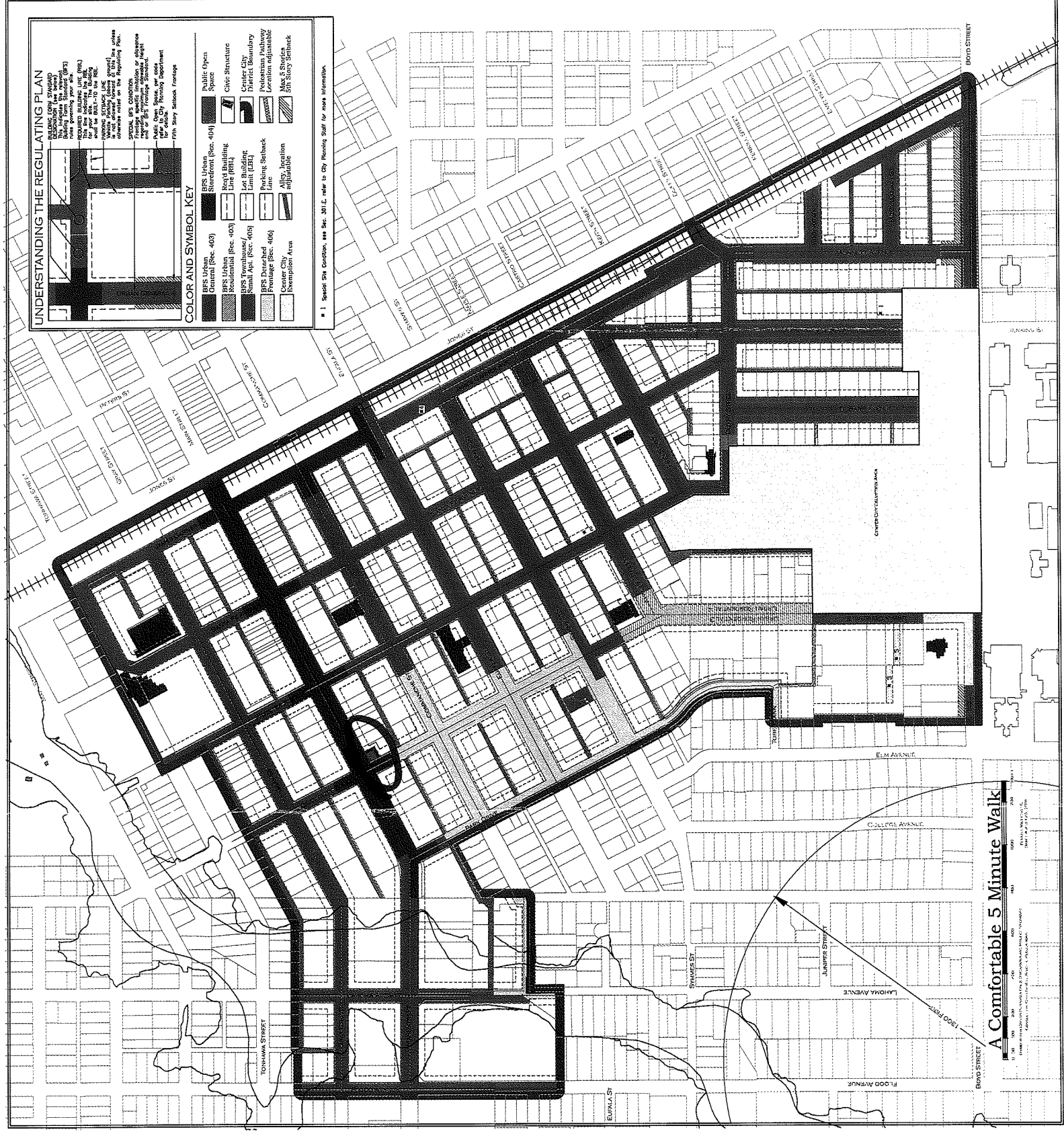
**UNDERSTANDING THE REGULATING PLAN**  
 The Regulating Plan is a map that shows the layout of buildings and streets in a neighborhood. It is used to control the height, use, and appearance of buildings. The Regulating Plan is a map that shows the layout of buildings and streets in a neighborhood. It is used to control the height, use, and appearance of buildings. The Regulating Plan is a map that shows the layout of buildings and streets in a neighborhood. It is used to control the height, use, and appearance of buildings.

**COLOR AND SYMBOL KEY**

	BFS Urban General (Sec. 405)		Public Open Space
	BFS Urban Storefront (Sec. 406)		Civic Structure
	BFS Urban Residential (Sec. 407)		Center City District Boundary
	BFS Urban Small Apt. (Sec. 408)		Potential Pathway Location (adjustable)
	BFS Parkbed (Sec. 409)		Max. 5 Story Max. 5 Story Schick
	BFS Parkbed Frontage (Sec. 406)		
	Center City Reception Area		

**SPECIAL BFS CONDITION**  
 A special BFS condition is a condition that is not shown on the Regulating Plan. It is a condition that is not shown on the Regulating Plan. It is a condition that is not shown on the Regulating Plan. It is a condition that is not shown on the Regulating Plan.

**15th Story Subbook Footnote**  
 Refer to City Planning Department for more information.



**A Comfortable 5 Minute Walk**

1000 Feet

0 100 200 300 400 500 600 700 800 900 1000

Scale: 1" = 100'

City of St. Louis  
 Planning Department  
 15th Story Subbook  
 2015

March 22, 2017

City of Norman  
Office of the City Clerk  
201 W. Gray Street  
Norman, OK 73069

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/22/17

RE: Application PD17-6 (Center City Form Based Code)

To Whom It May Concern:

I am writing to protest the above referenced application made by the City of Norman to rezone the property located at 132 N Santa Fe (specifically identified as the north half of lots 30, 31 & 32 Block 72 in the Original Town Site of Norman, Cleveland County Oklahoma).

After several hours reviewing just the first 20 pages of the 70+ page document in an attempt to apply the proposed regulations to 132 N Santa Fe, it occurred to me that when an application is made to zone commercial and industrial properties, the applicant must provide Plot Plans of each parcel (22:442.1.7)

*"...plot plans shall reflect, but shall not necessarily be limited to, the following: (1) the exterior property lines of the lot or piece of real property concerned; any existing structures on the lot or piece of land; the lines within which any contemplated structure is to be constructed, (2) a statement or other evidence of the type of structure to be placed on said land, and (3) all proposed setbacks, right-of-way or easement dedications, and parking..."*

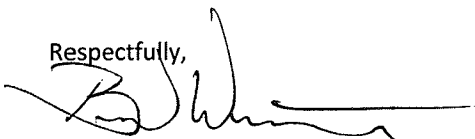
The Plot Plans should also include green space requirements, minimum/maximum parking requirements, bike rack requirements, finish floor height, minimum/maximum building height, etc. Essentially, apply the proposed plan to each commercial parcel affected.

Failure to provide a Plot Plan places the onus on the individual property owners to correctly interpret a 70+ page technical zoning document. Furthermore, the actual zoning document wasn't even provided to each owner; only a link to go download the document. I'm sure the reaction from property owners would have been much more intense if they received the full document.

Placing the burden on property owners to download, read, interpret and apply the proposed zoning changes to their individual property is not only an unreasonable imposition on hundreds of property owners but in violation of City Ordinance. And unfathomable to expect us do so in about 3 weeks' time to meet the protest deadline.

Given that no such Plot Plan was provided, application PD17-6 cannot be heard at the Planning Commission meeting this April. Only after the property owners receive the required detailed Plot Plan can we make informed decisions as to support, protest or propose modifications to the plan.

Respectfully,



Brad Worster, CPM, CCIM  
Manager / Member  
Silver Cricket Investments, LLC

04-03-2017

City of Norman

Center City Form-Based Code

To Whom It May Concern,


We are writing this letter in **Protest** of the Center City Form-Based Code. We own the property located at 201 W. Duffy in the subject tract, at the corner of Duffy and Santa Fe. The property was built as an apartment complex in 1968. It has four, two bed 1 bath apartments and 2 studio apartments in the basement. We bought this property in April of 2008 as an investment property in planning for our retirement.

The 70 plus pages Center City Form-Based Code dramatically restricts this property. The vision of townhomes/ small apartments described is not realistic based on the new building that has occurred over the last few years. The Form-Based Code plan as described affects our investment in a significantly negative way.

The Form-Based Code document is very difficult to read and interpret. Property owners, who have invested in the affected area over the last few years, could/will be automatically upside down in their loans because of how the Form-Based Code could negatively affect property values.

In the end, it is extremely difficult to visualize how the affected area will ever look like the pictures on page 31 in the Form Based Code booklet. We ask you to **Please Do Not** let this Center City Form-Based Code be approved.

Sincerely,



Dean and Gwen Harrington  
1228 Broad Acres Drive  
Norman, Oklahoma 73072

Affected property in subject tract area  
201 W Duffy  
Norman, OK 73069

IN THE OFFICE  
CITY CLERK

4/3/17



April 2<sup>nd</sup>, 2017

**STEPHEN AND MARY RAINS**

7412 NE 119th Place

Edmond, OK 73013

RE: **Protest** Adoption of Norman City Center Form Based Code, new zoning districts, and rezoning for an approximately 42 block area (Case # PD17-6 dated March 9<sup>th</sup>, 2017)

**Protest** redevelopment of a parking garage on Boyd and Debarr Avenue

TO: City of Norman

201 West Gray, Bldg A

Norman, OK 73069

Please accept this as our formal notice of protest for the adoption of Norman City Center Form Based Code and redevelopment of a parking garage. The proposed new zoning codes, rezoning and redevelopment should not be approved.

My wife and I purchased a home in January of 2015 at 783 Debarr Avenue in order to restore and refurbish for our boys attending the University of Oklahoma. At the time of the purchase the house was a 13 bedroom, dilapidated home where the homeless routinely slept. The home was a complete eyesore to campus corner. Although the property was very expensive for the state of the house it was in a prime location, zoned appropriately for a duplex and had adequate parking. At the time we submitted our proposal to the city they seemed elated to have the 13 bedroom, 2 bathroom location being renovated. I continually got feedback from the previous Holmberg house owners and neighbors at how appreciative they were that the home was being refurbished.

Fast forward to today and now the City of Norman wants to approve a Norman City Center Form based code that caters to a less than 10% ownership in the area that seeks to destroy the value of my families' home and investment. I'm told that over 90% of homes on Debarr Avenue are non-owner occupied and serve the students at the University of Oklahoma. Students want to live in this area, they live there now and want to continue to live in the area. This change to a form based code would be discriminatory towards students and homeowners who want to continue to live in a university setting, want high quality housing, close to campus and close to campus corner. In the case of my home it existed for students when it was originally constructed in the 1930's. It has parking out front (with a curb cut) and alley parking and is zoned for a duplex. I didn't seek to scrape the lot and rebuild something new but instead wanted to preserve the character of the 1930's era home with a large front porch. That was our preference.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17

Stephen and Mary Rains

Approving this change in zoning will only serve to ensure that the homes on Debarr never get re-developed and over time will be "just maintained". If by some chance any new "brownstones" are built it will destroy the charm of the existing 1930's homes that still exist in this area and will serve to price all but the very elite out of living in this area. Imagine you are sitting on the front porch of the Holmberg house or my porch across the street and you look to the south and look into a brick wall of a 3 story brownstone that's built up to the sidewalk. Not exactly a streetscape that I'm supporting. If you want to make sure homes in the area get re-developed and maintain the existing charm of the area then set some additional standards that require maintaining the charm and architecture of the existing structure. The proposed form based code will destroy value for the existing owners and drive the students further away from campus. To implement this plan you will have to force out existing property owners and take their existing curb cuts away. Perhaps this is the idea – lets drive the current student population out of the area and then allow for the building of a parking garage in close proximity to campus corner so they can return during class and the weekend and generate revenue for a new parking garage and at the same time drive down values in order to seek the desired outcome for "preferred" developers. This certainly appears to be an effort by a very loud and influential minority to affect changes that seek to cater to a very small segment of the population to further their own personal and financial interests. As Susan Connors stated to me in a conversation on March 17<sup>th</sup>, "This change is being driven by a very vocal minority". That certainly doesn't sound like a will of the people decision. Let's ask the existing property owners and those that live there now what they want.

Additionally there appears to be some confusion even at the Norman planning department on the ultimate outcome. Two separate scenarios have been shared with me when I've asked the question about my existing home and parking all within the same 12 minute call. The first response when responding to my question regarding my curb cut parking was "could take that away in the future" and "that is not a guarantee forever". Later in the same phone conversation it was stated that implementation of the form based code would "cause your property to become a non-conforming use" and "would not be impacted unless you went to re-develop." Any zoning change to my existing home and current parking would serve to devalue my home. If you want to implement positive change then ask the people who live and own in the area now. Don't ask a small minority who have their own personal and financial interests in mind. This proposed change to zoning would serve to:

- Discriminate towards existing students and their housing choices
- Devalue land and property and the charm of the existing 1930's homes that still exist

Regards,

**Rusty and Mary Rains**

*Rusty Rains*

*Mary Rains*

4-3-2017

Gerald Personett

119 W. Apache St.

Norman OK 73069

City of Norman  
Planning & Community Development  
201 W. Gray Bldg. A  
Norman OK 73070

To Whom it May Concern,

I hereby protest the proposed amendment to Chapter 22 of the Code of the City of Norman regarding the addition to Section 429.7.

(Referred to as "City Center Form Based Code" included an area of the 4th Ward)

Respectfully,



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Gerald Personett

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17

PROTEST OF CENTER CITY FORM-BASED CODE (the "Code") Case No. PD17-6

PROTEST FROM: Goodman Holdings, LLC, owner of 230 W Gray

The required 15% private open area in the Code limits the use of this small parcel of land, containing approximately 3,500 square feet. This requirement and the requirement of a minimum of two stories are too expensive or take up too much space for small commercial parcels. We respectfully request that this property be removed from the restrictions of the Code.


Additionally, we request that all commercial properties that are 3,500 square feet or less be exempt from the restrictions imposed in the Code. The typical residential parcel included in the Code is 50' by 140', for 7,000 square feet. A parcel that size or larger may justify the added expenses and requirements imposed by the Code. However, most commercial lots on Main and to some extent on Gray are 25' by 140', or 3,500 square feet, or less. The restrictions and building requirements in the Code are too expensive and take up too much space to be applied to these small commercial parcels.

If the property described above is not removed from the Code, then we respectfully request that the commercial properties along West Main Street and West Gray Street now included in the Code be treated in the same manner as the commercial properties on Campus Corner and be exempt from the Code. Appendix A, Paragraph A, of the Code, seems to imply that Campus Corner is exempt from the Code because it does not have a parking structure to allow for adequate parking. The same conditions of no parking structure and inadequate parking exist on West Main Street and on West Gray Street, especially on Gray where there are only eight on-street parking spaces on the South side of West Gray from the railroad to Flood Ave, so the parking situation is arguably worse on Gray Street than on Campus Corner, especially in the one and two hundred blocks of West Gray. The parking situation is no better on West Main Street than it is on Campus Corner.

The two commercial areas which would be encumbered by the restrictions of the Code should at the very least be treated the same.

As we understood the situation, the purpose of the Code was to set guidelines to allow for more small apartment buildings to be built North of Boyd Street. The properties on West Main and West Gray are unlikely to be converted to apartments, given their current commercial zoning status and their distance from campus, and any future multiuse development in this area is addressed in the current building code. Accordingly, we feel including the commercial properties on West Main and West Gray Streets in the Code is unnecessary and unwarranted.

Goodman Holdings, LLC

  
Brad Goodman, Manager

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17



PROTEST OF CENTER CITY FORM-BASED CODE (the "Code) Case No. PD17-6

PROTEST FROM: Goodman & Sons, LLC, owner of 132 West Gray

The minimum 15 foot set back at the rear property line of parcels that do not extend to the alley, along with other requirements such as private open areas severely limit the use of this small parcel of land, containing approximately 2560 square feet. This parcel is only 80 feet deep, leaving only 65 feet by 25 feet for future development if included in the Code. These requirements in the Code, in addition to the requirement of a minimum of two stories, are too expensive or take up too much space for small commercial parcels. We respectfully request that this property be removed from the restrictions of the Code.

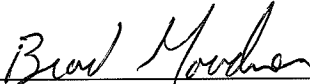
Additionally, we request that all commercial properties containing 3,500 square feet or less be exempt from the Code's restrictions, which are too expensive and take up too much space for these small commercial parcels.

If the property described above is not removed from the restrictions of the Code, then we respectfully request that the commercial properties along West Main Street and West Gray Street now included in the Code be treated in the same manner as the commercial properties on Campus Corner and be exempt from inclusion in the Code. Appendix A, Paragraph A, of the Code, seems to imply that Campus Corner is exempt from the Code because it does not have a parking structure to allow for adequate parking. The same conditions of no parking structure and inadequate parking exist on West Main Street and on West Gray Street, especially on Gray where there are only eight on-street parking spaces on the South side of West Gray from the railroad to Flood Ave, so the parking situation is arguably worse on Gray Street than on Campus Corner, especially in the one and two hundred blocks of West Gray. The parking situation is no better on West Main Street than it is on Campus Corner.

The two commercial areas which would be encumbered by the restrictions of the Code should at the very least be treated the same.

As we understood the situation, the purpose of the Code was to set guidelines to allow for more small apartment buildings to be built North of Boyd Street. The properties on West Main and West Gray are unlikely to be converted to apartments, given their current commercial zoning status and their distance from campus, and any future multiuse development in this area is addressed in the current building code. Accordingly, we feel the inclusion of the commercial properties on West Main and West Gray Streets in the Code is unnecessary and unwarranted.

Goodman & Sons, LLC

  
\_\_\_\_\_  
Brad Goodman, Manager

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17

PROTEST OF CENTER CITY FORM-BASED CODE (the "Code") CASE NO. PD17-6

PROTEST FROM: Goodman & Sons, LLC, owner of 128 West Gray,

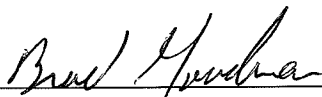
The Code's minimum 15 foot set back at the rear property lines of parcels that do not extend to an alley, along with other requirements such as 15% private open areas, severely limit the use of this parcel of land. This site is ell shaped and for 37 feet of its frontage it is only 80 feet deep and does not extend to the alley, so the Code would require a set back of 15 feet, leaving only 65 feet for future development in this part of the parcel. These requirements in the Code, in addition to the requirement of a minimum of two stories, are too expensive or take up too much space for small commercial parcels. We respectfully request that this property be removed from the restrictions of the Code.

If the property described above is not removed from the Code, then we respectfully request that the commercial properties along West Main Street and West Gray Street now included in the Code be treated in the same manner as the commercial properties on Campus Corner and be exempt from inclusion in the Code. Appendix A, Paragraph A, of the Code, seems to imply that Campus Corner is exempt from the Code because it does not have a parking structure to allow for adequate parking. The same conditions of no parking structure and inadequate parking exist on West Main Street and on West Gray Street, especially on Gray where there are only eight on-street parking spaces on the South side of West Gray from the railroad to Flood Ave, so the parking situation is arguably worse on Gray Street than on Campus Corner. The parking situation is no better on West Main Street than it is on Campus Corner.

The two commercial areas which would be encumbered by the Code should at the very least be treated the same.

As we understood the situation, the purpose of the Code was to set guidelines to allow for more small apartment buildings to be built North of Boyd Street. The properties on West Main and West Gray are unlikely to be converted to apartments, given their current commercial zoning status and their distance from campus, and any future multiuse development in this area is addressed in the current building code. Accordingly, we feel including the commercial properties on West Main and West Gray Streets in the Code is unnecessary and unwarranted.

Goodman & Sons, LLC

  
\_\_\_\_\_  
Brad Goodman, Manager

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17

PROTEST OF CENTER CITY FORM-BASED CODE (the "Code") Case No. PD17-6

PROTEST FROM: Goodman & Sons, LLC, owner of 126 West Gray,

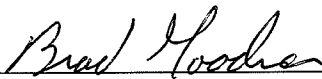
The minimum 15% private open areas and other expensive requirements in the Code, including the requirement of at least a second story, severely limit the potential development of this small parcel of vacant land. We respectfully request that this property be removed from the restrictions of the Code.

If the property described above is not removed from the Code, then we respectfully request that the commercial properties along West Main Street and West Gray Street now included in the Code be treated in the same manner as the commercial properties on Campus Corner and be exempt from inclusion in the Code. Appendix A, Paragraph A, of the Code, seems to imply that Campus Corner is exempt from the Code because it does not have a parking structure to allow for adequate parking. The same conditions of no parking structure and inadequate parking exist on West Main Street and on West Gray Street, especially on Gray where there are only eight on-street parking spaces on the South side of West Gray from the railroad to Flood Ave, so the parking situation is arguably worse on Gray Street than on Campus Corner. The parking situation is no better on West Main Street than it is on Campus Corner.

The two commercial areas which would be encumbered by the Code should at the very least be treated the same.

As we understood the situation, the purpose of the Code was to set guidelines to allow for more small apartment buildings to be built North of Boyd Street. The properties on West Main and West Gray are far less likely to be converted to apartments, given their current commercial zoning status and their distance from campus, and any future multiuse development in this area is addressed in the current building code. Accordingly, we feel including the commercial properties on West Main and West Gray Streets in the Code is unnecessary and unwarranted.

Goodman & Sons, LLC

  
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Brad Goodman, Manager

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17

PROTEST OF CENTER CITY FORM-BASED CODE (the "Code") Case No. PD17-6

PROTEST FROM: Goodman & Sons, LLC, owner of 219/217 West Main

The minimum of 15% private open area severely limits the use of this small parcel of land, containing approximately 3,500 square feet. This parcel is too small for such requirement. We respectfully request that this property be removed from the restrictions of the Code.

Additionally, we request that all commercial properties containing 3,500 square feet or less be exempt from the Code's requirements, which are too expensive and take up too much space for small commercial parcels.

Diagram 503.B.1.a shows a depiction of a future "desired" Main Street configuration with one through traffic lane each direction and a center lane for turning. We respectfully disagree that this configuration is desirable and we very much prefer the current one-way configuration of this portion of West Main and West Gray.

If the property described above is not removed from the Code, then we respectfully request that the commercial properties along West Main Street and West Gray Street now included in the Code be treated in the same manner as the commercial properties on Campus Corner and be exempt from inclusion in the Code. Appendix A, Paragraph A, of the Code, seems to imply that Campus Corner is exempt from the Code because it does not have a parking structure to allow for adequate parking. The same conditions of no parking structure and inadequate parking exist on West Main Street and on West Gray Street, especially on Gray where there are only eight on-street parking spaces on the South side of West Gray from the railroad to Flood Ave, so the parking situation is arguably worse on Gray Street than on Campus Corner, especially in the one and two hundred blocks of West Gray. The parking situation is no better on West Main Street than it is on Campus Corner.

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Goodman & Sons, LLC



Brad Goodman, Manager

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17

Mayor Lynn Miller  
City of Norman  
Norman, Oklahoma

April 2, 2017

Dear Mayor Miller:

This letter is to register my opposition as a property owner to the proposed amendment to Chapter 22 and the rezoning of my property.

I am the owner of the property at 824 Monnett Avenue, Norman, OK. As a long time property owner, I appreciate the opportunity to comment on the proposed action under consideration.

This property would be adversely impacted by the proposed ordinance which would amend Chapter 22 of the City of Norman code and rezone this property to Norman Center City Form-Based Code. This letter is submitted for inclusion in the materials given to the City Council and the Planning Commission.

I am opposed to the amendment to Chapter 22 and the rezoning action under consideration. If approved, the change will have a significant adverse impact on my ability to improve and upgrade my property. It will adversely impact the property value and the value of the property as a housing asset to the community.

Currently the property is zoned R-3. The proposed ordinance amendment and a form based code is a defacto discriminatory down zoning. The development surrounding my property has tastefully and appropriately utilized the R-3 zoning. Any change is unnecessary and incompatible with the character of the community. Furthermore, the proposed action will take away my rights to utilize the development standards extended to my neighbors.

This is a great community that does not need a change to the current zoning.

Thank you for your consideration.



John P. Collins

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17 (20)

Mayor Lynn Miller  
City of Norman  
Norman, Oklahoma

April 2, 2017

Dear Mayor Miller:

This letter is to register my opposition as a property owner to the proposed amendment to Chapter 22 and the rezoning of my property.

I am the owner of the property at 223 McCullough, Norman, OK. As a long time property owner, I appreciate the opportunity to comment on the proposed action under consideration.

This property would be adversely impacted by the proposed ordinance which would amend Chapter 22 of the City of Norman code and rezone this property to Norman Center City Form-Based Code. This letter is submitted for inclusion in the materials given to the City Council and the Planning Commission.

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Currently the property is zoned R-3. The proposed ordinance amendment and a form based code is a defacto discriminatory down zoning. The development surrounding my property has tastefully and appropriately utilized the R-3 zoning. Any change is unnecessary and incompatible with the character of the community. Furthermore, the proposed action will take away my rights to utilize the development standards extended to my neighbors.

This is a great community that does not need a change to the current zoning.

Thank you for your consideration.



John P. Collins

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/3/17 

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/29/17

March 29, 2017

City of Norman Planning Commission

As the owner of properties at 113 and 115 East Duffy, I am filing a protest of the proposed ordinance that will amend Chapter 22 of the City code to add section 429.7 – Norman Center City Form – Based Code and amending section 460 of Chapter 22 of the Code of the City of Norman so as to remove the following described properties from R-1, R-3, R-0, RM-6, MUD, Co, C-1, C-2, C-3, I-1 and PUD and place the same in the Norman Center City Form-Based Code districts.

Respectfully,



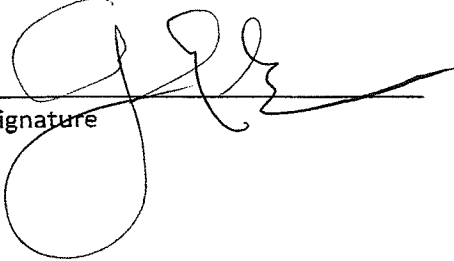
Symcox Properties LLC  
Mary Louise Symcox  
Member Manager

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 750 Jenkins Ave

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3-23-17

  
Signature

CJ Ahyou

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/27/17



421 & 425 Buchanan  
124 & 128 W. Linn  
116 & 118 W. Apache  
313, 315 & 630 W. Comanche  
305, 318 & 320 E. Main

March 16, 2017

To: City of Norman

From: John and Sherri Lungren

Re: Protest adoption of Norman Center City form based code, new zoning districts, and rezoning for an approximately 42 block area (Case #PD17-6 dated March 9, 2017)

This is a public notice protest to the City of Norman that the adoption of the Norman Center City form based code, new zoning districts, and rezoning should not be approved.

In your mission and quest to continue to devalue property in the "Core Area" of Norman this is a step in the wrong direction. (I don't know of any city council/government in the nation who is trying to devalue property other than the city of Norman)

A current example is: 111 W. Linn. Priced at \$175,000 and is still for sale after 23 days because of the building moratorium that went into effect January 10. Before the building moratorium - builder/investors would have been fighting/competing over this piece of dirt for around \$225,000. Now this long time property owner/seller is being shorted approximately \$50,000 to \$75,000 that she needs to take care of her husband who has medical issues.

Tearing down every old house and every tree is a bad plan. (unless the structure needs to be torn down. Yes – more of the dilapidated old railroad shacks that were not built to last 70 years need to be demolished)

I don't know of a city in the nation that has successfully demolished numerous residential occupied blocks at the same time and built form based code structures. Form based code is for already vacate land!!

#### Public Notice to Other Government Entities

This is public notice that if the City of Norman tries to take away my private property rights – and give or sell them at a reduced price to another private developer – I will sue the City of Norman. Eminent domain is for the public good and betterment of the people. i.e – like a road or school..... not because you don't like the looks of what I build.

This is capitalist America – not a communist country where the government takes private property rights away from landowners and then distributes these same property rights to other private property owners.

Be advised that I will fight you with everything I have if you try and take my property rights away from me and distribute these same rights to another private land owner.

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-17-17

John and Sherri Lungren  
PO Box 1331  
Norman, Ok. 73070

A handwritten signature in black ink, appearing to read "John Lungren". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

425 Buchanan  
Norman, Ok. 73069


Cc: Cleveland County Assessors Office  
Oklahoma Tax Commission  
Oklahoma Real Estate Commission

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

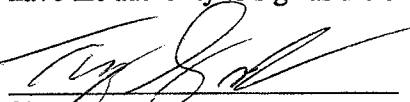
If the city intends for me to sell my property for less than it is worth on the current market in 2017, I will fight with every legal action possible, for as long as possible in order to protect my life savings.

DATE: 3/23/17

  
\_\_\_\_\_  
Signature

AFFIDAVIT:

I Tracy Gordon and Gordon and Assoc of Norman, OK, in Cleveland County, OK  
have the authority to sign as the owners/officers of the \_\_\_\_\_ LLC.

  
\_\_\_\_\_  
Signature

Gordon and Associates V LLC

726, 728, 900, 902, 904  
and 904-1/2 Monnett Ave.

750 & 750-1/2 De Barr Ave.

211 Ferrill Lane

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/27/17

Thursday, March 16, 2017

To: City of Norman, OK  
City Clerk

From: Virgil & Elizabeth Bevel - Skylark Properties, LLC  
**720 DeBarr Ave.**

Re: Protest of the Center City form based code, new zoning districts and down zoning in area we live in.

There are only about seven (7) % owner occupied properties on DeBarr Ave. of which we are one, we like our area the way it currently is developed and built. We happen to enjoy the interactions with the ninety-three (93) % student tenants that live on our street.

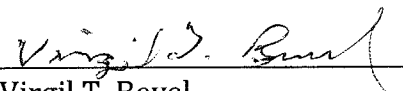
The actions you are proposing will in fact devalue our properties. While this may be the intent in order for the city to purchase said properties for future development it is not ethically or morally just to all the property owners in the area who have invested their life savings to purchase these properties.

The city says they want to save trees and save historic houses by stopping builders from tearing down houses and building new ones. But that is exactly what Center City form based code will accomplish, tear down houses and trees.

I am very against living on a street that for many years will have some houses close to the sidewalk and some setback toward the alley as they are now.

Unless the city is going to literally clear whole blocks at a time and rebuild all new structures these plans will not work. Such an idea should have been taken fifty (50) some years ago it is too late to do this on my street, in my area, in my Norman.

If the city intends for us to sell our property for less than it is worth on the current market in 2017, we will fight with every legal action possible, for as long as possible.

  
Virgil T. Bevel

  
Elizabeth A. Bevel

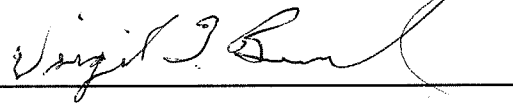
720, 724, 725, 729, 731  
and 764 DeBarr Ave.


FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-16-17

**AFFIDAVIT**

I **Virgil T. Bevel** and **Elizabeth A. Bevel** of Norman, OK, in Cleveland County, OK, have the authority to sign as the owners/officers of the Skylark Properties, Limited Liability Company.

I **Virgil T. Bevel** and **Elizabeth A. Bevel** of Norman, OK, in Cleveland County, OK, have the authority to sign as the owners/officers of the TBI, LLC.

Virgil T. Bevel 

Elizabeth A. Bevel 

3/17/17

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/31/17

Thursday, March 16, 2017

746 & 751  
DeBarr Ave

To: City of Norman, OK  
City Clerk

From: Cindy M. Martin, Trustee  
Dorothy Ann Massey, Revocable Living Trust  
**746 DeBarr Ave.**

Re: **Protest** of the Center City form based code, new zoning districts and down zoning I have invested in.

There are only about seven (7) % owner occupied properties on DeBarr Ave. I like our area the way it currently is developed and built. I bought two (2) properties because the area was zoned R-3 since 1954 and gave me a place to invest for my future.

The actions you are proposing will in fact devalue my properties. While this may be the intent in order for the city to purchase said properties for future development it is not ethically or morally just to all the property owners in the area who have invested their life savings to purchase these properties.

The city says they want to save trees and save historic houses by stopping builders from tearing down houses and building new ones. But that is exactly what Center City form based code will accomplish, tear down houses and trees.

I am very against changing where any new structures on the street will be closer to the sidewalk that for many years will have some houses close to the sidewalk and some setback toward the alley as they are now.

Unless the city is going to literally clear whole blocks at a time and rebuild all new structures these plans will not work. Such an idea should have been taken fifty (50) some years ago it is too late to do this on my street, in my area, in my Norman.

If the city intends for me to sell my property for less than it is worth on the current market in 2017, I will fight with every legal action possible, for as long as possible in order to protect my life savings.

  
Cindy M. Martin, Trustee

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-16-17

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 735 Jenkins

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3-18-17

Bonnie Lightfoot  
Signature

735 Jenkins  
803 & 807 Monnett  
325 S. University

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-21-17

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 215 E Boyd

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3-21-17

[Handwritten Signature]

Signature

AFFIDAVIT:

I, Rob Uhles and \_\_\_\_\_ of Norman, OK, in Cleveland County, OK have the authority to sign as the owners/officers of the R42, LLC.

[Handwritten Signature]

Proprietor

Signature

215 E. Boyd  
221 McCullough

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-21-17



PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 710 Monnett Ave

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3-18-17

Tammy McCown  
Signature

AFFIDAVIT:

I, Tammy McCown and \_\_\_\_\_ of Norman, OK, in Cleveland County, OK have the authority to sign as the owners/officers of the Finley Jane, LLC.

Tammy McCown  
Signature

710 Monnett Ave.  
706, 710, 718  
Jenkins  
205 E. Boyd

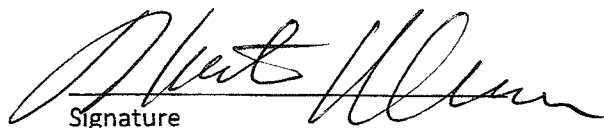
FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-21-17

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 209 PARK DR

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3-21-17

  
Signature

209 Park Dr.  
101403 E. Duffly  
719, 731, 737  
Jenkins

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-21-17

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 301 E. BOYD

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3/21/17

[Signature]  
Signature

AFFIDAVIT:

I, MIKE PENCE and \_\_\_\_\_ of Norman, OK, in Cleveland County, OK have the authority to sign as the owners/officers of the GRAY SET LLC.

[Signature]  
Signature

301 E. Boyd  
216, 218 McCullough  
109, 117, 119  
E. Duffy

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-21-17

PROTEST AGAINST THE ADOPTION OF THE NORMAN CENTER CITY BASES CODE

ADDRESS: 724 Jenkins

This is a protest against the Adoption of the Norman Center City Bases Code, new zoning districts, and rezoning for an approximately 42 block area generally bounded by Tonhawa Street on the north, Boyd Street on the south, the railroad tracks on the east and an irregular boundary on the west running along Flood Ave from Tonhawa St. to Comanche Street, then south along Park Drive to Toberman Drive, then south along the alley between University Boulevard and Elm Ave. to Boyd Street.

DATE: 3-18-17

Jamy McCoun  
Signature

*Name on ownership  
Graham, Shelby  
Not counted on map.*

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-21-17

1711 Oklahoma Avenue  
Norman, Ok 73071  
March 30, 2017

*Name on ownership  
list :*

*Soloman Ward*

*Not counted on map.*

City of Norman  
Planning Commission  
201 West Gray  
Norman, Ok 73069

RE: Protest of Inclusion in  
Rezoning to Form- Based Code

Gentlemen:

Please be advised that I protest the inclusion of our properties in the area proposed to be rezoned to the Form-based Code. As a long time owner and having lived in this block, I can attest that the current zoning is proper for the development of this block.

Owner of Lots 1 thru 8, Lots 28 thru 31 and Lots 34 thru 38, Block 3,  
State University Addition.

Sincerely,



Robbie J. Ward

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3/31/17