

O-1617-10

Miller Neighborhood

**ADDITIONAL SUPPORTS as of 11/8/16**

Currently 84.1% of the residential structures in the Miller Neighborhood are single family. The existing multifamily and garage apartments are built at a size that complements the single family feel of our neighborhood. If we do not take immediate action to preserve our neighborhood, it may develop in ways that will not enhance the livability of this wonderful area. The majority of structures currently being built in areas zoned R3 are very large duplexes that are not appropriate in the area covered by the zoning request. While down zoning is not a perfect solution, R1 will provide needed protection and allow time needed to develop rules that will better regulate the compatibility of new structures in currently developed neighborhoods and reduce ongoing conflicts among neighbors caused by unreviewed increases in density. Existing uses are grandfathered and will not be affected by this zoning change. I want to have input into the future of my neighborhood.

We cannot afford to wait. I support the proposed down-zoning in the Miller Neighborhood.

Property Owner Signature: Sylvia A. Sparks

Printed Name: SYLVIA A. SPARKS

Property Address: 108 Castro

Date: 11/3/16

☒ Earlier I signed a protest letter. This signed letter indicates that I now wish to be counted as supporting the down zoning of the Miller Neighborhood.

- ~~610 Miller~~

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/4/16 RD

I am **IN SUPPORT** of the Miller Neighborhood petition to downzone to R-1 as indicated by my signature below.

Property Address: 12042 CASTRO, NORMAN, OK

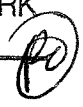
Property Owner Signature: 

Printed Name: Richard Hamilton

Date: 11-2-16

**Please drop this page in the slot at 503 Miller Ave. AS SOON AS POSSIBLE or call 326-1616 and we will be happy to pick it up.**

# 39

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/8/16 

October 13, 2016


Dear neighbor,

A large group of fellow neighbors (more than 64.1% of the structures in the proposed area at this time) are in support of this re-zoning request. We are concerned about the vulnerability of our beautiful neighborhood because even though we were declared a historic district by the City of Norman in 1997 we do NOT have protection from the current wave of developers that are buying up houses close to campus and building large multi-unit apartments. Our neighborhood is currently zoned (R-3) which permits this kind of development and is at risk due to its proximity to the University. The houses on Maple Lane, Castro, and Keith between Miller and the R.R. tracks are NOT currently included in the Historic District, so those homes are particularly vulnerable. If this petition is successful and we are designated (R-1) any EXISTING garage apartments or separate units would be GRANDFATHERED in and would NOT be affected. Below is a signature box for you to sign to add your support to this petition.

Please return this to 503 Miller Ave. as soon as possible. For questions call 405-326-1616.

Thank you for your consideration,

John and Judi Hadley  
John and Kristi Pate

ADDRESS	OWNER	SIGNATURE
325 KEITH ST. NORMAN, OK 73069	SAM FULKERSON & SUZANNE MURMELL	

#123

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/16/16 

October 13, 2016

Dear neighbor,

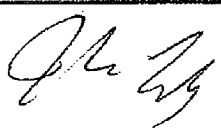
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Please return this to 503 Miller Ave. as soon as possible. For questions call 405-326-1616.

Thank you for your consideration,

John and Judi Hadley

John and Kristi Pate

ADDRESS	OWNER	SIGNATURE
320, 320 1/2, 320B Castro, Norman, OK	J. Eric Frailley Meridian Holdings LLC	

#116  
117

11/7/16

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/8/16

LETTER OF SUPPORT OR PROTEST

I, J. Eric Fruiley (NAME), am the  
Owner (OWNER) MANAGING MEMBER,  
TRUSTEE, AGENT, OR OTHER TITLE) of Meridian Holdings  
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which  
owns the property located at 320 Castro, Norman, OK (ADDRESS).  
As such, I am authorized to sign a letter of protest or support. I am

☐ OPPOSED TO

☒ IN SUPPORT OF  
(Please check one)

the proposed rezoning of property generally located along MILLER AVE.

  
SIGNATURE

#116 &  
117

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/8/11 (120)

## Re: Norman Miller Neighborhood Petition

Reply | ▾

eric frailey  
Today, 11:34 AM  
You ▾  
Inbox  
11/7/16  
You replied on 11/7/2016 11:40 AM.

Frailey Form #1.pdf  
84 KB

Frailey Form #2.pdf  
1 MB

✓ Show all 2 attachments (1 MB) Download all Save all to OneDrive - Personal



Wunderlist

Evernote



Emily

Here you go. Thanks for organizing this. If you see any issue with what I have sent, please let me know

Thanks

Sent from Outlook

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**From:** Emily Wilkins <emilywilkins@live.com>  
**Sent:** Saturday, November 5, 2016 8:08 PM  
**To:** efrailey@hotmail.com  
**Subject:** Norman Miller Neighborhood Petition

Hi Eric,

Here are the two forms. Thanks again for your support, and let me know if you have any questions.

Emily

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/8/16 PO

I understand that the Miller Downzoning Petition is a complex issue, and I have been both in support and opposition at different times throughout the process. Please make my final stance **IN SUPPORT** of the petition as indicated by my signature below.

Property Address: 115 E Keith

Property Owner Signature: Donna Dragg

Date: 11-7-2016

Please drop this page in the slot at 503 Miller Ave. AS SOON AS POSSIBLE or call 326-1616 and we will be happy to pick it up.

#31  
Previously opposed

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/8/16 (10)

November 7, 2016

Norman City Council  
201 West Gray  
Norman, OK 73070

Re: **Letter of Support**, ORDINANCE O-1617-10, Miller Rezoning from R-3 to R-1

Dear Councilmembers,

My name is Steven Foster and my wife is Linda Chapman. We live at 518 Miller Avenue in the Miller Historic District. I teach Chemistry at the University of Oklahoma and am the Mass Spectrometry Facility Director. Linda is a social worker at Joseph Harp Correctional Center in Lexington. We have owned this home since 2002 and before that were renters at 820 Classen from 1998-2002. We came back to Norman to finish our undergraduate degrees and both received advanced degrees from OU. I was born here and my family dates back to the Oklahoma Territory days. I came back to Norman after 27 years because I love this town. After getting my Ph.D. in Analytical Chemistry, I took a position at the Oklahoma Medical Research Foundation in Oklahoma City. We chose not to move to Oklahoma City because we love our **home and neighborhood**. Eventually, I came back to OU, mostly because I didn't want to commute and was not willing to leave the **home and neighborhood** we love. I am an investor in my home, my neighborhood, my community and my town, Norman, Oklahoma.

Our beautiful back yard backs up to Miller Lane. As you are aware, around the corner at 106 Castro plans have been approved for a monstrously inappropriate, 10 (bedroom, bathroom & parking spot) "duplex". This means that if this area remains R-3 someday and probably very soon there will be a giant monstrosity 10 feet away from my yard; our lives will change forever. This will be the beginning of the end for this wonderful historic neighborhood. This is the introduction of cancer and it will spread. The same destruction that we have been and are witnessing on Jenkins, DeBarr and Monnett will rapidly occur on Castro and the streets north and south, from Miller Lane to Jones Avenue. The building planned for 106 Castro will be similar to the grotesque structures on the corner of Jenkins and Duffy. I have seen the plans. There is not room for these types of huge *commercial* buildings and the infrastructure in this area cannot support them; much less so than the Jenkins area. If so called "investors" are allowed to build it others will come. Once one is built, owners in the surrounding homes will move. More monstrosities will be built. Our quality of life will be destroyed, property values will decline, and people will leave. **This historic area will be destroyed, forever.**

Most of us that live here are very afraid that these "investors" are going to be allowed to destroy our neighborhood and destroy our lives. Not surprisingly, the vast majority of the people against this proposal do not live here. I think it would be more appropriate to say that those of us that live here in this neighborhood are the **real investors**. We invest in our home, our neighborhood, our community and our town of Norman. That is why we

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/7/16

*Suzette McDowell*

*604 South Crawford*

*Norman, OK 73069*

*364-2617*

Dear Norman City Council Members:

Please support the Miller Neighborhood request for rezoning from R-3 to R-1. This change is long overdue and is critical to the quality of life for residents of this very special and charming neighborhood. I bought my home at 604 South Crawford Avenue thirty-five years ago and have continually invested care, money and love in my family's home. We have a very meaningful investment here. Because we have delayed getting the zoning changed to R-1, I have experienced enjoyment of my home eroded by the increasing exploitation of the neighborhood for financial gain. This has plugged up the area with multi-group rentals. Note that I say multi-group not multi-family. This neighborhood was not designed to accommodate multi-group rentals; the streets are so stacked with cars that the view is unpleasant and walking and driving are hazardous. We must act quickly to preserve something unique to the city of Norman.

Anyone looking at the landscape of Norman can see many areas of apartment housing. It is not necessary to disturb the few remaining old neighborhoods with additional multi-family or multi-group rentals.

Historic District designation does not give sufficient protection against the intrusion of more and more garage apartments and duplexes etc. that leave a very disturbing foot print. The small area that is included in our petition but is not contributing to the Miller Historic designation does directly affect Miller as it is part of the actual neighborhood that we walk and drive every day. I believe that a joke of a "duplex" with ten bedrooms and eleven parking spaces is already planned to be built on Castro Street.

Your support for our petition for re-zoning from R-3 to R-1 would be greatly appreciated.

Sincerely,

*Suzette McDowell*  
Suzette La Casse McDowell

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/7/16

#109

November 6, 2016

Honorable Mayor and City Councilmembers,

I wholeheartedly support the petition to rezone the Miller Neighborhood from R3 to R1. I have lived on Miller Avenue since 2006. My home is unique and architecturally beautiful and is situated in one of the most intact areas of single family historical homes adjacent to downtown and Campus Corner. The neighborhood is one of the most walkable in Norman. More importantly I know everyone on my block and many people in the neighborhood that live farther away. We have come together to make Norman a more interesting place by hosting events such as the Norman Porch Festival. I care deeply about the quality of life in my neighborhood. A neighborhood is not houses and income streams, it is homes and the relationships of those people who live in them, both owners and renters.

Miller was zoned R3 in the 1950's immediately following an era when there was a housing shortage in Norman and indeed in most of the country. My home was a boarding house during this era, but it has been single family for more than 30 years now. This accident of history has left many of Norman's historic neighborhoods vulnerable to real estate speculation. In 1990, Robert Goins, a respected local planner, did a study of core Norman that recommended down-zoning all of the area covered by the petition except for the multifamily parcel in the 600 block of Miller to R1. As there was no crisis at the time, the study has sat on the shelf for more than 25 years.


It is time to take action. The crisis has arrived in the form of mega-duplexes. Every generic duplex that goes up in core Norman removes something vital from the City's character, I equate it to cultural strip mining. Actually it is even worse, developers putting up those duplexes are not providing a needed resource. The City's Housing Market Analysis completed in 2015 indicates that Norman currently has more student housing than it needs and Callaway House, a 1000+ bed student apartment complex adjacent to campus, will be completed within the next year. This type of development is particularly egregious as many of these duplexes are built with 5 and 6 bedrooms and appear to be intended to be occupied at a density that violates Norman's Zoning Ordinances. This has set the stage for decades of conflict over parking and stormwater runoff with lower density neighbors. Also if the neighbors are able to document the violations, keep the City in court enforcing its regulations. This type of development is not investment – it is exploitation. It is past time to provide protection to core neighborhoods.

There is still time to protect the portion of the Miller Neighborhood covered by the petition. To date only one of the oversized duplexes has been proposed for the area. Currently 85% of the residential structures in the neighborhood are single family. The existing multifamily and garage apartments are of a modest size that complement the single family character of the neighborhood. The largest structure in the neighborhood is a single family home with 2800 square feet of living area. I have watched with pleasure over the last year as young families purchased properties between Miller Lane and Jones and made major improvements to them. They have gone from non-descript housing to charming homes. There are many millennials who work at OU and downtown who would love the opportunity to purchase a house in the core. This neighborhood is worth preserving and will only become more vibrant given relief from the uncertainty that R3 zoning brings. In the current construction climate, you could purchase a home one day only to come home the next to find the house next door being demolished to make way for something totally out of proportion to the neighborhood.

The City does have the right to rezone neighborhoods. It is not a taking. Current non-conforming uses are grandfathered in and future income is never guaranteed. That said, the present down zoning action does not close the door to subsequent rezoning including potential overlays that may allow garage apartments or other modest accessory dwellings such as granny flats. Zoning cases come before the Planning Commission and City Council every month. It is critical to act now on the down zoning to give the Commission and Council a chance to review redevelopment that increases the intensity of use and determine if it is appropriate to build a two story 5146 square foot duplex between a well-maintained 700 square foot shotgun house and a 1084 square foot bungalow. It is important to note that most new construction in this area is redevelopment and has a significant impact, into which they have no input, on the adjacent residents. This does not happen in any other single family residential area in the City. The zoning is in conflict with the current use.

Down zoning from R3 to R1 will take redevelopment oversight back into the purview of the Planning Commission and City Council and provide a mechanism for notification and input from the surrounding property owners. Please don't let our only notification of redevelopment be the bulldozer pulling up next door.

Respectfully,

A handwritten signature in black ink, appearing to read "Joyce J. Green". The signature is fluid and cursive, with the first name "Joyce" and last name "Green" clearly distinguishable.

Joyce J. Green  
610 Miller Avenue  
Norman, Oklahoma

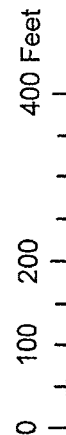
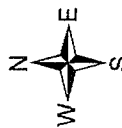
Attachments: Neighborhood map with structure type  
Neighborhood structure and R3 permitting statistics

# Current Mix of Residential Structures Within Boundary of Classen Miller Petition To Rezone From R3 to R1.

Petition Boundary

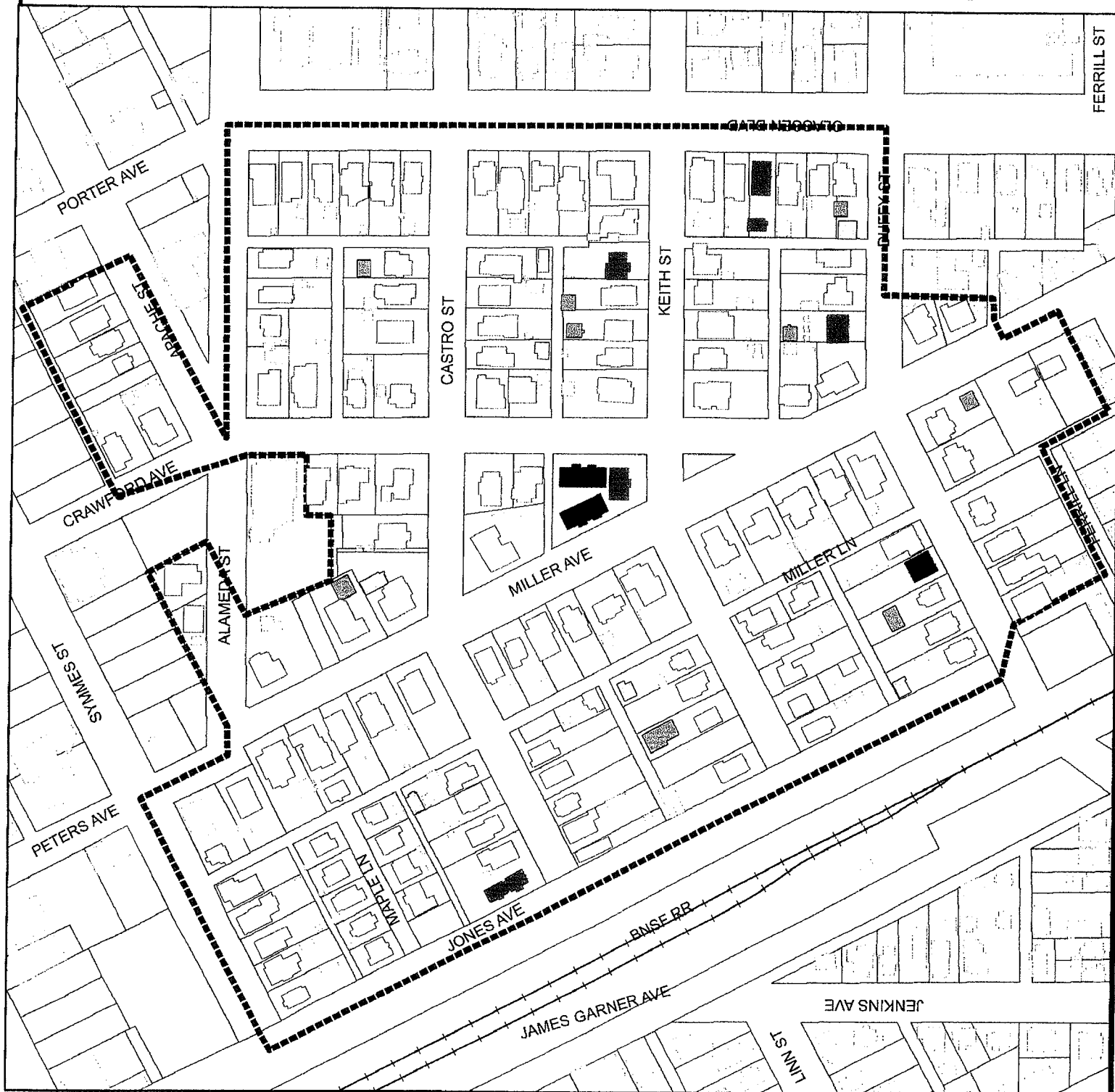
## Residential Structures

- Single Family (133 / 84.7%)
- Single Family-Accessory (6 / 3.8%)
- Garage Apartment (9 / 5.7%)
- Duplex (6 / 3.8%)
- Triplex (3 / 1.9%)
- Nonresidential Structures & Structures Outside Petition Area



November 6, 2016

Map Prepared by the Miller Neighborhood Association using public data from The City of Norman and the Cleveland County Assessor's Office.



**Comparison of Structures in Miller Petition Area to  
Structures Currently Being Built in Areas of City Zoned R3.**

**Miller Neighborhood Petition Area\***

Structure type	Number of structures	Percent of Structures	Number of Dwelling units	Average Living Area in Structure by type	Largest Structure of Type	Smallest Structure of Type
Single Family	133	84.7%	133	1419	2830	418
Single Family Accessory	6	3.8%	6	735	1280	405
Garage Apartment	9	5.7%	9	576	924	360
Duplex	6	3.8%	12	1541	2725	1120
Triplex	3	1.9%	9	2107	2117	2086
	157	100%	169	1362		

**Permits issued in R3 zoning January 2014 -October 2016\*\***

Structure type	Number of structures	Percent of Structures	Number of Dwelling units	Average Living Area in Structure by type	Largest Structure of Type	Smallest Structure of Type
Single Family	2	7.1%	2	1668	1759	1578
Garage Apartment	1	3.6%	1	2100	2100	2100
Duplex	24	85.7%	47	4562	5496	2396
Triplex	1	3.6%	3	6234	6234	6234
	28	100%	53			

\* Source Cleveland County Assessor

\*\*Source City of Norman