

O-1617-9

Park/Elm Neighborhood

SUPPORT LETTERS

City Clerk
City of Norman
201 West Gray, Bldg A
PO Box 370
Norman, OK 73070

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

City Clerk or Who It May Concern,

My purpose for writing is to voice our support regarding the petition to change zoning from R-3 to R-1. My family and I live at 415 W. Comanche, and 418 W. Comanche in Norman. I've lived in Norman since I was a kid in the mid 1970's, and within 3 blocks of campus since 1992 (24 years).

I love all of Norman, but especially core Norman. Both my spouse and I work on-campus (me for 25 years). We spend our time at core Norman business establishments and events. We appreciate the variety of people, businesses, of Campus Corner and East Main Street. This includes a certain mix of non-resident owners in homes around us.

Over the past 10-15 years, I've witnessed a huge change in how campus area homes are used. The progression has gone from resident owners seeing these homes as nice projects from them to personally live in, to passive investors (often parents of out-of-state students) seeing it as a single home rental, to now an influx of dedicated investors permanently altering the original intent for the property by building what can only be rental property.

A great example is the home next door to me. It is a 1920's – 1930's house designed for a small family. About 6-8 years ago, the previous owner built a 2-unit rental where the garage used to be. So, for the foreseeable future, I must live next to 3 separate households instead of 1. And if the past several years is any indication, I'll be 18-22 year olds that I'll have a continual series of conversations about mowing, parties at 2am, leaving furniture or other discarded items out for many months, parking issues, etc. etc. That'll get old.

That's not what I bargained for when I bought this property, and immediately invested \$35,000 in. When it is just a single family home that's a rental, at least it is just one household. More importantly, it has the option of reverting to a resident-owner easily. That's a lot less likely now for the home next to me. And, reverting will be nearly impossible for the 4-unit structures that replaced the homes at Jenkins and Duffy streets. I past these new units just about every day. I already see kids hanging outside on the lawn with 12 packs, folding chairs, etc. I would NEVER have made the investment of time and money I made back then if my home was next to one of these properties converted to rental-only.

These investors essentially *steal* because they come into neighborhoods that are desirable because of the work and investment owners like me make, yet immediately lower my property value because I can't sell my home for what I could have with their commercial property next door. It isn't fair.

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pg 1

This raises the question, what is the intent behind R zoning and C zoning? It seems to me that the intent of R zoning is that it be reasonably possible/probable to be lived in by the owner. If the primary intent, or most likely intent, is a business, then it needs to be zoned C. Particularly if that change is difficult or impossible to revert from. To me, that's what's happened with these recent building trends – they've been unalterably changed to a commercial structure. Could an investor argue the structure *could be* lived in by a resident owner? You could technically say the same about a 48 unit apartment, but what's the intent, what's likely, especially when you think about 5 years from now, 10 years?

I can tell you owners like me feel we are under constant siege. It is especially frustrating when those making these decisions detrimental to our city live across town, in another city or state. They don't have the best interest of the neighbors in mind, much less the long-term interest of Norman. We feel we are fighting the good fight to keep core Norman pretty for all -- those that visit music festivals, Friday arts walks, church at First Baptist, First Christian, or McFarland Methodist churches, all within 1-2 blocks from my house. Yet, the R-3 zoning seriously undermines our efforts.

Fast forward 5-10 years if this trend isn't stopped. More and more owners like me will throw our hands up as we are increasingly surrounded by party houses, unmowed lawns, unpainted houses, etc. The real investment owners like me make is the daily upkeep, which non-resident owner just don't do. Is this the direction we want our campus area to go?

I think it important to look at the history of these neighborhoods, the intent. While there is rental activity in these homes, there is an intention, even an unspoken agreement, with how these homes were built. As potential homeowners, we looked at the surrounding homes before we made that huge commitment to buy. They look like single family residences. This recent trend goes against that implicit agreement. It is also my understanding was put in place immediately after WW II to fix a **short-term** housing shortage issue. Clearly that time has passed yet the zoning remains.

In summary, the recent trend to forever alter homes so they can't revert to resident owner is a game changer. I ask your help in protecting core Norman, the investment of owners like me, and approve the R-3 to R-1 change.

Sincerely,

FIN 
Kirk Garton
415 W Comanche
k.garton@cox.net
405-370-7361

#12
pg 2

426 West Comanche
Norman, OK 73069
9 September 2016

City of Norman
Planning and Community Development
201 West Gray, Bldg. A
PO Box 370
Norman, OK 73070

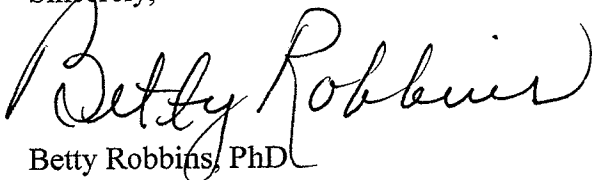
Dear Planning Commission:

I write to support the petition for rezoning change in my neighborhood from R-3 to R-1.

I have owned my home on Comanche between Park and University since 2000 and wish to protect both the value of this property and the character of this neighborhood. In the past five years, Norman has seen a rabid rise in multi-dwellings, which makes it seem we need to home owners and single dwellings in mid-Norman. This area has real neighborhoods with residents who share and contribute to the history of Norman. I wish to help preserve that heritage.

I will be attending the meeting at the Council Chambers to support this petition and will be but one of many appreciative of your help with this petition.

Sincerely,


Betty Robbins, PhD

#21

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9-12-16 *Kjc*

October 9, 2016

Norman Planning Commission:

We respectfully write this letter in support of the downzoning of Eufaula Street from R-3 to R-1. As both longtime residents and landlords of property on Eufaula, we have a unique perspective on the issue.

When we purchased our home in the late 1970s, the neighborhood was in disrepair and there were lots of rentals in the area. At one time, we were doubtful that we wanted to raise our children here. As time passed and young families moved in, we saw the true neighborhood character of Eufaula Street emerge. From watching our kids ride their bikes to Midway for treats, to being within walking distance of McKinley school, to the core area businesses that made navigating our plethora of sidewalks so pleasant, we enjoyed the area and committed to spend our life on this street. We love that our wheelchair-bound neighbors are able to run errands and conduct business because our streets are safe, and we enjoy knowing and saying hello to other residents.

Over the years, we have seen more and more rentals, many owned by out-of-town landlords, emerge. We, too, have purchased some homes in the area, and although we work hard to keep our properties tidy and our tenants respectful to their neighbors, we recognize that transient renters don't always contribute to the character of a neighborhood. In spite of the fact that a zoning change would preclude our acquiring any more rentals here, we firmly support downzoning. We believe that we must protect the unique personality of Eufaula Street, and that R-1 zoning is our best solution.

Thank you for addressing this vital challenge to our quality of life.

Sincerely,



Debra and Mark Krittenbrink

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

423 W Eufaula
428 W Eufaula

6 October 2016

City Clerk
City of Norman
201 West Gray, Bldg A
PO Box 370
Norman, OK 73070

Dear City Clerk, and Members of the Planning Commission, and City Council:

I am writing to express my strongest support for the petition to rezone the north-university neighborhood from R-3 (multi-family) to R-1 (single-family). In brief, I am a home-owner in the subject neighborhood, and have lived in my home for nearly 20 years. We have raised our children in this neighborhood, and are fully invested in it. We, like many others in this neighborhood, chose to live here because we love the history, vibrancy and diversity of this college town. We love the neighborhood, and have lovingly restored our old home and garden over the 20 years we have lived here, and have made many good friends in this neighborhood who have done the same.

We are extremely dismayed by the recent happenings first in the areas of DeBarr, Monnett, and Jenkins, where many classic historic homes have been razed and replaced with cheaply constructed commercial megastructures housing 12 or more people, surrounded by impermeable cement for the 10+ cars that accompany the residents. We are witnessing the degradation of the diversity, safety, walkability, history, architecture, and charm of this historic neighborhood. What has been destroyed will never be restored, and this cancer of degradation is spreading. Norman's core area is a gem that displays all that is good about a college town, but only if it is preserved.

Please do not allow the greed of (mostly) absentee investors to trump the democratic actions of homeowners who have invested their livelihoods and love into preserving Core Norman.

Sincerely,



Dr. Gerilyn S. (Lynn) Soreghan
302 Park Drive
Norman, OK 73069
lsoreg@ou.edu

#54

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

Ellen Usry

From: Jane Glenn Cannon <JCannon@Oklahoman.com>
Sent: Wednesday, October 05, 2016 9:06 AM
To: Ellen Usry
Subject: Will this work?

To City Council members and Mayor Lynne Miller,

This letter is in support of rezoning requests from David and Joan Koos and Jonathan Fowler to change R-3, multi-family, zoning designations to R-1, single family, for a large area in central Norman that includes my address, 304 Park Drive. The zoning change better fits the use of the neighborhood. This area, for the most part, is occupied by single families, including myself. We have a great neighborhood that would not benefit from the development of multi-family housing in the middle of what is single-family housing. When some of these single-family homes come up for sale, developers buy them and turn them into multi-family rental property that does not fit with the rest of the neighborhood. There are some rental properties and multi-family housing in the area. It is my understanding they will be allowed to remain. That's fine, as it provides a diverse mix. I, and my neighbors, fear an increase of multi-family housing or high-rise development that would change the character of this lovely neighborhood. Thank you for your consideration.

Sincerely,
Jane Cannon

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/5/16

55
304 Park

**520 W. Eufaula St.
Norman, OK 73069-5627
(405) 321-7961
sarahiselin@hotmail.com**

Planning and Community Development
The City of Norman
201 West Gray, Bldg. A, Box 370
Norman, OK 73069-73070

Attention: Rone Tromble

Case Number PD16-14 (rezoning application)

Dear Planners:

I have lived at 520 West Eufaula Street since the summer of 1969, for 47 years. I favor the downzoning of our neighborhood from R3 to R1 because I dread more traffic and more noise and I do not want a multi-story building next to me blocking the sun and threatening my privacy. The neighborhood has always had a lot of student rentals though in the last decade the houses have had more owner occupants. The predominance of single-family dwellings helps to keep the noise in check, if not the traffic on football Saturdays.

Students want to live off campus because they want to engage in activities that are not allowed in campus housing. There are plenty of apartments for them to rent with shuttles to campus. Please spare our neighborhood from becoming a student ghetto.

Sincerely,

Sarah Iselin

Sarah Iselin

Cc: Joan and Dave Koos; Jonathan Fowler

#58

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/16/16 *Ro*

Rone Tromble

From: Sarah Iselin <iselinsarah@gmail.com>
Sent: Thursday, September 15, 2016 10:13 AM
To: Rone Tromble
Subject: downzoning of 400 and 500 blocks of West Eufaula

I have lived at 520 W. Eufaula St. since the summer of 1969, for 47 years. I favor our neighborhood changing from R3 to R1 because I dread more noise and traffic and I don't want a building more than one story high next to me. Students want to live off campus because they want the freedom to party in ways that the University won't allow. Limiting the neighborhood to single-family houses helps to limit such noise and traffic. There are plenty of apartment buildings in Norman with shuttles to OU. There is no reason to destroy the neighborhoods close to campus to accommodate more students and the greed of developers and nonresident landlords.

Sincerely, Sarah Iselin, 405-321-7961

#58

rezoning.txt

City of Norman
Attn: City Clerk
201 W. Gray
Norman OK 73069

10 October 2016

RE: Park-Elm Area Rezoning Request

To Whom It May Concern:

While we enjoy and applaud the diversity created by the current zoning that mixes single- and multi-family housing in this area, that benefit is unfortunately no longer enough to offset the ongoing destruction of these historic neighborhoods.

We who live here have waited patiently, attended public meetings, committee meetings, council meetings, charrettes, and more, only to consistently be told that there is nothing the city staff or city council can do to preserve our neighborhoods and historic homes from developers who have no interest in anything but lining their own pockets at our expense. We have been told that residents shouldn't have a say in these issues because developers have the only opinions that matter. Even if residents are allowed any real input at all into proposed development, it is only homeowners in immediate proximity, excluding many people who absolutely are affected by these changes to our neighborhoods.

We have been told (in not so many words) that there's absolutely nothing that can be done to save our neighborhoods under current zoning, since even if the form-based code someday becomes a reality, developers will have complete freedom to ignore it. It has been made clear that city staff are biased towards new development, sometimes to the extent of ignoring code requirements and violations (unless someone outside the cozy developer-staff circle manages to find out in time and object loudly enough), and are more than willing to see this part of town razed in order to promote such development.

Pro-development leaders have waved the flag of "affordable housing", while planning and building no such thing. Not one of the proposed high-density projects included affordable units; not one of the recently-built monstrosities have included affordable units. In fact, city staff and city council continue to support ordinances that prevent older, traditional forms of higher-density housing, such as rooming-houses and house-sharing, solutions that are on the upswing nationwide, and by those efforts oppose and prevent workable solutions that fit into these neighborhoods without destroying them.

Developers and city staff have also refused to acknowledge the reality of infrastructure issues in this area, instead hand-waving away major problems that

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OF THE CITY CLERK
ON 10/10/16

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rezoning.txt

will not allow their "visions" of creating some sort of urban powerhouse, built on the corpses of our homes and neighborhoods, to come to fruition.

While we understand the concerns of our fellow citizens who dislike this measure, while we agree that this rezoning is not an ideal solution, not the solution we would prefer, it does seem to be the ONLY viable solution on offer that will help preserve core Norman historic homes and neighborhoods from destruction in the name of unsustainable redevelopment. Because of that, we must and do support this rezoning request.

Thank you.

Denise K. Davis
Steve Goddard
Jamilah Wilcox
322 S. University Blvd.



10/10/2016

#172
pg.

Jimm Lamb
423 PARK DRIVE
NORMAN, OKLAHOMA
73069

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
THE CITY OF NORMAN
P.O. BOX 370
NORMAN OKLAHOMA
73070

REFERENCE: CASE NUMBER PD16-14

GENTLEMEN/MESDAMES:


THIS LETTER IS IN SUPPORT OF THE REZONING
FROM R-3 TO R-1 AS REQUESTED IN THE
REFERENCED CASE.

MY BELIEF IS THAT REZONING WOULD HALT,
OR AT LEAST PAUSE, PROFITEERING ENCRACH-
MENT AND ITS CONSEQUENTIAL EROSION OF
THE QUALITY OF LIFE IN THIS QUANT AND
HISTORIC AREA.

SINCERELY YOURS,


Jimm Lamb

#93

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/14/16 

October 10, 2016

To: Norman Planning Commission
Norman City Council

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

I am very much in favor of the rezoning of Park Drive and surrounding areas to R-1 Single Family. To continue to preserve this neighborhood is in the best interest of our neighborhood, the campus area and the City of Norman. The greatest investment in this neighborhood is home ownership, not the building of 'multi-family' dwellings.

I have lived on Park Drive since 1990. Park Drive and the surrounding areas were filled with houses that were called 'rooming houses' and they were run down or abandoned or were Section 8 housing. Over the years, I have watched our street transform itself house by house as families, students, professionals and retirees have bought homes and restored them to single family homes and rentals. On Park Drive, at least 90% of the rental property was owned by an owner who resides on that street ensuring that the property was taken care of and that the students got to know their neighbors. This resulted in a neighborhood that has tremendous amount of history and respect for each other. We have watched our children grow up together, neighbors getting married and students grow up, stay and buy homes in the neighborhood. We have banded together many times throughout the last 26 years to help protect our street and its unique character. We helped each other clear debris when we have ice storms, we have hosted many 'neighborhood night out' events, we borrow cups of sugar from each other, we consult each other on how best to handle difficult situations when they arise. We ALL know our city council representatives on a first name basis for years. We ARE the neighborhood. We MADE this neighborhood into a neighborhood.

In addition to the obvious financial payout of renting to students, the allure of this part of town is the unique and diverse architecture and the tree canopy. For many of us, this is why we moved into this part of town. We have restored those dilapidated buildings into homes. There is an original 'David Ross Boyd' tree still standing on our street. A tree over a century old cannot simply be replaced. I own the original 'Boyd House' that was built in 1893. You cannot replace a home that is that old. I have already been made an offer by someone who wants to 'invest' in the neighborhood by tearing that house down and putting a duplex. We don't think that is an investment in our neighborhood. The last 'investment' resulted in scraping the landscape free of all trees and shrubbery and putting in a parking lot that causes the adjacent property to flood every time it rains. It resulted in a duplex that has absolutely no architecture aesthetic to blend into the neighborhood.

I have heard the infill and walkability statistics/arguments about multi-family buildings in this neighborhood. And while students WILL walk to campus, they WILL NOT walk to the store, the post offices, Walmart, etc., resulting in more traffic and parking issues. And while families or professionals may see the value of living so close to campus, campus corner and in the coveted McKinley school district, no one wants to live next to a duplex filled with students.

The recent boom in apartment complexes all over the city and upcoming on campus have completely saturated the market with multi-family residences. There are 'For Rent' signs all over the campus area all

#951
P8

year round that would never have been seen a couple of years ago. There is no shortage of multi-family structures in the city or this area. However, there is a rapid disappearance of these unique and diverse single family homes in the campus area. Jenkin and Monnet streets are examples of these 'investments'.

Home ownership is the key to keeping this neighborhood a neighborhood, not the extension of Greek housing. Please preserve the character of this neighborhood and keep the appeal of families moving into this area by approving the rezoning to single family.

Sincerely,



Susan and Jeff Greer

Owners

431 Park Dr

Norman, OK 73072

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19²

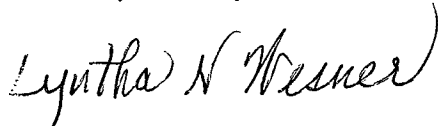
Oct. 4, 2016

To the Norman Planning Commission

regarding rezoning from R-3 to R-1 in the area requested by Joan and David Koos and Jonathan Fowler.

We are property owners in the subject area and strongly SUPPORT the request to rezone. This area has a strong cohesive owner occupied community. The current zoning is incompatible with the character of this older neighborhood of charming, well-kept, small single family homes and makes it vulnerable to inappropriate and unwelcome high density use. This is a highly desirable area made so by the people who live there and should be given the protection of the zoning that most nearly matches the character of the neighborhood.

Thank you for your consideration.



Lyntha N. Wesner



Charles R. Wesner

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/5/16

98
430 Park

430 Park

City of Norman
201 W. Gray St.
Norman, Ok 73069

Re: Rezoning Application for central Norman neighborhood (Case number PD16-14)

Dear Members,

We are writing to express our strong support for the rezoning application submitted by David and Joan Koos and Jonathan Fowler.

We have owned our home at 423 Elm Ave. for 20 years. We purchased this home in this neighborhood because of its tree lined street, diverse residents and most of all because of its collection of historic homes of varying size and styles.

In the years we have lived in this neighborhood, we have grown concerned about the loss of homes to parking lots and new apartments. This past year our biggest fear came true. A brick duplex (1930's) was demolished and a two story triplex with four bedrooms, each with its own bathroom, per unit, was erected in its place. Eight parking spots were authorized. The mass, scale and style does not fit the neighborhood.

The concern by core area residents regarding the loss of homes dates back to at least 1989 when the City Council issued a moratorium on the demolition of buildings and the construction of parking lots in the core area. In May of 1989, the Mayor and City Council authorized Bob Goins, Urban Planner to complete a study with the purpose of identifying and developing strategies that would assist in conserving the integrity of the central neighborhoods. This study was submitted to the City in September, 1990. The purpose was to develop a series of neighborhood conservation plans for the central core area. This area corresponded closely to the area targeted for a preservation study in 1987-1988. That study was prepared by the Design/Research Center of the College of Architecture of the University of Oklahoma. Observations and proposals for this residential area were that it should re-zoned from multi-family(R-3) to single-family (R-1).

In 2001 the Citizen's Coalition for the Core Area was assembled to "further understanding of the issues that impact the core areato both protect its character and integrity". It was hoped that this coalition would help to "calm the divisiveness that has become more severe over a series of land use changes involving demolition of existing buildings". In the introduction, the statement is made that "it is clearly in the best interest of Norman to have a vibrant, healthy core". Again City Council issued a moratorium from October 23, 2001 through July 23, 2002 on the issuance of demolition permits for the paving of land surface. Recommended solutions included implementing neighborhood councils/associations to develop neighborhood specific plans for preservation and revitalization and that city staff develop a process for approving demolition of structures that include public notification prior to demolition and informing the property owner of possible/restricted uses of the property.

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OF THE CITY CLERK
ON 10/10/16

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pg 1

As far as we can tell, no action was taken by the City to implement any of the recommendations of either of these reports. The failure to act by previous councils has resulted in the loss of many historic homes in the core area.

A report dated September, 2015 entitled Housing Market Analysis in section 7, Findings and Conclusions, states among other things that new additions to the student housing supply could result in an overbuilding of the market segment in the short term. It further states that the "proliferation of single family conversions from traditional ownership to rental housing is having a negative impact in some neighborhoods surrounding the university. This process needs to be monitored as it can destabilize neighborhoods over time and result in declining housing conditions". And we would add the continued destruction of historic homes which, when they are gone, are gone.

It is clear that past councils have ignored previous recommendations and citizen concerns to save our neighborhoods. Jenkins, Debarr and Monnett Avenues have seen apartments replacing historic homes at a rapid rate. One of these "new" apartment complexes now sits next door to us. It is a two story triplex with four bedrooms, each with its own bath, per unit. Eight parking spots were assigned by current building codes. This building, which fits neither the scale or style of the neighborhood, replaced a 1930's one story duplex.

We are sick about what happened next to us but if it has rallied the neighborhoods to take action so be it. Please honor past study recommendations and approve our downzoning request.

In closing we would quote Bob Goins in his 1990 report. "Neighborhoods have a physical charm and texture that is rapidly disappearing and should be saved. In making these proposals to rezone to a lesser density, emphasis has been placed on conservation and restoration of these neighborhoods as environments of opportunities for homeowners – not to be viewed as areas for economic speculation by those who live somewhere else. The City of Norman can best serve not only the residents of these neighborhoods, but all of the citizens of Norman by stabilizing the residential and family quality of the central core".

Mark & Jayne Crumpley

Mark & Jayne Crumpley
423 Elm Ave.
Norman, Ok 73069

#109
pg 2

J

September 11, 2016

City of Norman
Planning and Community Development
201 W. Gray St., Building A
Norman, OK 73069

Re: Rezoning Application for central Norman neighborhood (Case number PD16-14)

Dear members of the Planning Commission:

We are writing to express our strong support for the rezoning application (PD16-14) submitted by David & Joan Koos and Jonathan Fowler.

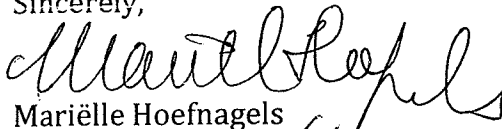
We moved into our house on the 400 block of Elm Ave. about 16 years ago and have greatly enjoyed the mix of homes and neighbors. The longer we live here, the more we appreciate its value. This is especially true because we have been watching as some of the streets we considered living on – notably Jenkins, Debarr, and Monnett – have seen apartments replacing historic homes at a breathtaking pace.

The architecture in central Norman is unique and once it is gone, it can never be replaced. We strongly support rezoning to R-1 because it will prevent investors from buying up contiguous properties, tearing down the existing homes, and building new apartment buildings that do not fit the scale and character of the neighborhood.

Please support this rezoning effort. Our historic neighborhoods are part of what makes Norman a great place to live and work. Please do not let them erode away.

Thank you very much for your service, time, and attention.

Sincerely,

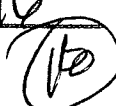


Mariëlle Hoefnagels



Doug Gaffin
425 Elm Ave.
Norman, OK 73069

#110

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/14/16


City of Norman Department of Planning and Development:

I own my home at 458 Elm Avenue and I am writing to express my support for the Petition of Rezoning of Case PD 16-14.

I bought in this area because of the historic integrity of this neighborhood, its proximity to campus and the small town feel. I am now very concerned that the historic integrity and charming ambiance of my neighborhood is being compromised by the intrusion of large triplexes that are replacing historic homes and are out of character with the neighborhood. This degradation erodes the esthetics of the area for those of us who live here.

When I bought my home, it was common for one or two students to rent one of the nearby homes for the school year. This had little if any negative impact on the area. Now, with the intrusion of the triplexes, we have groups of 10 or more students moving into units meant to house three families. In addition to the buildings looking out of place in the neighborhood, the overcrowding contributes to traffic, parking concerns and unwanted noise.

Sadly, there seems to be no end to this invasion, and whole streets are being overtaken by these units. This movement is totally changing the dynamics of my neighborhood and Norman as a whole. There seems to be plenty of apartment complexes in the area to accommodate students. Let's not replace the charm of the historic neighborhoods in the name of a quick buck. I was born in Norman, graduated from OU and I have always wanted to live in this area around campus because of the small town feel and the idea of living in historic homes. And I enjoy the mix of students and professionals living in close proximity. Let's not change that.

Please give careful consideration to the Petition of Rezoning of Case PD16-14.

Thanks for your time

Kathy Chanes
458 Elm Avenue
Norman, Oklahoma

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

#129

✓

Jesse and Rebecca Ballenger
2802 E. Devon St.
Tucson, AZ 85716

The City of Norman
Department of Planning and Community Development
201 W. Gray, Bldg. A
PO Box 370
Norman, OK 73070

September 19, 2016

Dear DPCD,

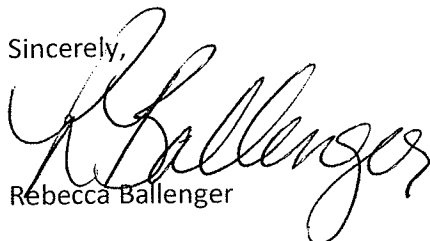
I am writing in support of my neighbors, David and Joan Koos and Jonathan Fowler in their effort to zone our neighborhood as R-1, single family residential (Case Number: PD16-14). Although we currently reside in Tucson, Arizona, our home at 248 Elm Avenue in Norman is of great importance to us and the area is important to the City of Norman as well.

My mother-in-law resides in our Norman home and will do so for life. For her, and for all our neighbors in their silver years, a quiet neighborhood is essential to emotional and physical health. Additionally, it is our plan to move back into our home and we want the neighborhood to resemble the same quaint area that it has been since we purchased the house and since we grew up in the area before graduating Norman High School and the University of Oklahoma.

It is difficult to imagine how the neighborhood can benefit from the creation of multi-family dwellings or converting our single-family homes into multi-family dwellings. In Tucson, we have seen first-hand what happens when mini-dorms, rooming houses, multiplexes pop up in neighborhoods like ours. Noise, trash, traffic—all the things that people don't want while attempting to relax at home—creep into daily life and chase away residents who can afford to leave. The result would not be good for us, our neighborhood, or Norman.

Our neighborhood already has the housing and economic diversity that benefits city development. Please help us prevent it from becoming a pocket for blight by affirming the request of David and Joan Koos and Jonathan Fowler.

Sincerely,


Rebecca Ballenger

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/23/16

#134

428 Elm

14 September 2016

To the City of Norman Planning Commission:

I will be traveling on October 13 and therefore am unable to attend the meeting in person, so I am writing to the Planning Commission to express my opinions on the proposed rezoning action in the area including Park Dr. and Eufala St.

I think we can probably all agree that when R-3 zoning was established in 1954 for a large area of core Norman, the lifestyle of both permanent Norman residents and OU students who were living near campus was quite different. What might have made sense in those post-war years is no longer working. This should not be interpreted as being anti-student. As an OU professor, I have a strong affinity for students, and I celebrate the energy and diversity we have in the core area.

I enthusiastically support rezoning the property for the following reasons:

1) Rezoning means this relatively well-preserved residential area of core Norman will be available for future generations to enjoy. Trees cover the sidewalks making for pleasant walking and the streets are safe for cycling. R-1 zoning will protect the residential character of this area.

2) The property to a large extent has original structures. However, property owners in this area and on my neighboring street College may never have the money or wherewithal to be designated as a Historic District, or if we do then that would occur much later. Rezoning is a practical alternative for today that will discourage construction of oversized apartment buildings that violate the neighborhood character and lead to issues with parking, traffic, noise, removal of trees, over-paving, etc.

3) Rezoning the property also will protect the value of my home on College Ave, since we are all part of one neighborhood, and it will protect my quality of life (which is high!) as I walk and bike around this neighborhood.

4) Rezoning the multi-street area defined in the application makes a great deal more sense in my opinion than rezoning this block here and that block here.

I do have one request for consideration. Can 485 College be added to the subject tract? It seems that 485 College would be the only non-commercial property that is not on a major street that would remain zoned R-3.

Planning Commission Chair Dave Boeck conducted an interesting study this summer. He took photos of various houses on College Ave and elsewhere. What was interesting to me is that he demonstrated that you can very easily identify an owner-occupied versus an "investment" property with >90% accuracy just by glancing at a street-view photo of the exterior of the property. The ease of identification is really quite amazing.

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In the case of an older structure that is not owner-occupied, a lack of pride of ownership is apparent in the color of the paint, the lack of trees/plants, and the general appearance. But these changes are reversible. A new owner can one day revitalize an older structure, and we have seen several instances of revitalization on College Ave where I have lived for the past 17 years.

Of much greater concern, "investors" who do not live in the area are buying and demolishing historic structures, building aesthetically incompatible oversized boxes just a few feet from neighboring properties (which might be a home in which someone has been living for many years), scraping the lot bare and removing all mature trees, and paving large percentages of front and back yards to create parking lots. The result is a large box on a concretized treeless lot, and we can expect to be looking at these boxes for the next 75 years or more. (Well, we won't be looking at them that long – but our progeny will be.)

Each of these changes alters the appearance and character of the core area. Once we lose one of our historic structures, the character of that parcel is lost forever. The large areas of pavement and loss of trees also exacerbate our storm water issues. Trees are such an important element of core Norman. On a summer day, take a walk down shady College Ave and then down a street without trees like Jenkins Ave and experience how much a tree does for you!

Current zoning and code etc. does little to discourage or prevent these developments that are steadily destroying parts of the core area. Why do we make it easy?

Changes are needed to zoning, code and enforcement if we do not want the area around OU to become a rundown rental district with ugly boxes, few trees and concrete yards.

Rezoning the property is one helpful step that can be taken today.

Sincerely,



Scott A. Moses, Ph.D.
430 College Ave.
Norman, OK 73069

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