

O-1617-10

Miller Neighborhood

SUPPORT LETTERS

October 10, 2016

Members of the Norman Planning Commission,

I am writing this letter to express my support for the Miller Neighborhood's request to change the neighborhood's zoning from R-3 to R-1.

I know this area very well. I am a former resident of the neighborhood and have a lengthy relationship with it. I was a cofounder of the neighborhood association, worked to establish its eligibility for Community Development Block Grant funding, was instrumental in the development of both the June Benson Park and Legacy Trail. In addition, I served as the council member who represented this neighborhood for six years.

Although the neighborhood has some protection through its designation as a historic district, I believe that its R-3 zoning designation leaves it vulnerable to undesirable development. A review of the permissible uses for R-3 includes many uses that are not included in the R-1 zoning. These include the following:

- Apartment house
- Two family dwelling or a single family dwelling and a garage apartment
- Funeral parlor and mortuary
- Convalescent home, rest home, or nursing home
- Fraternity or sorority house
- Bed and breakfast (permissible in R-1 by special use only)
- Child care center
- Library/Museum
- Off-street parking lot
- Office buildings for professional, business, administrative, and medical personnel
- Rooming or boarding house

While some of the uses are currently present in the neighborhood, I believe that their expansion should not be allowed. The area is already high in density due to the small size of many of the area's lots. There is limited parking available for current residents. Many homes have narrow driveways that cannot accommodate additional cars. In fact, at my former residence on Miller Avenue, I shared a driveway with the house next to mine. There is also very limited on-street and alley parking. Traffic volume is very high on both Crawford and Miller, as is evidenced by the city's installation of speed bumps.

I believe that it is time to match this neighborhood's zoning to that of the Chautauqua Historic District and that of the neighborhood directly to the east across Classen. I urge you to support the Miller Neighborhood Association's request for R-1 designation.

Respectfully,

Lois Lawler Brown

Lois Lawler Brown

Out of area

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

(Signature)

October 6, 2016

Members of the Planning Commission,

We own and live at 648 South Lahoma, in the Chautauqua Historic District and we own another small home at 523 South Crawford in the Miller Historic District occupied by our daughter. Both homes are in historic districts and we really appreciate the protection the historic designation provides in managing growth and significant neighborhood changes. The Chautauqua District has the added protection of also being zoned R-1 which further limits the economic incentive to sacrifice historic homes or apartments originally built in the neighborhood to what we have come to call infill density boxes where residents are warehoused on top of each other thus putting unmanageable pressure on city services, utilities and area parking.

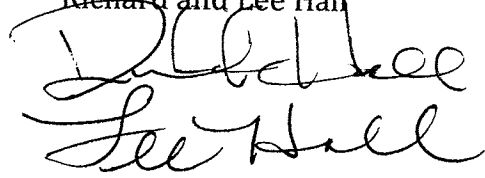
As a part of the Miller Historic district we are working to add that very layer of additional neighborhood protection against poorly planned growth by requesting that our current R-3 zoning be downzoned to R-1. As you may know, there has been a rash of what seems to be unchecked, if legal, development in some of the older Norman neighborhoods around the University that has introduced higher density, out of scale development and general disregard for the very age and charm that makes living in these neighborhoods so desirable. As citizens we understand that in some cases action by the city is limited with regard to existing zoning and code compliance. We seek to change that and make your position more tenable assuming you are interested in joining us in protecting these neighborhoods. A move from R-3 to R-1 will limit growth to existing buildings and provide managed, reviewable opportunities for change.

We believe the true investors in these neighborhoods are not necessarily the developers that would scrape lots and insert out of character buildings but they are the folks that have bought and maintained property in these areas to build homes and raise families over decades. We appreciate the diversity of the existing kinds and styles of homes in these areas as well as the kinds of residents they attract. We hope to protect that diversity and the affordable housing that is represented in these communities.

Property owners comprising 64% of the subject tract of the Miller Neighborhood have signed on to support this request. Please join with us in support of this downzoning request.

Sincerely,

Richard and Lee Hall

Handwritten signatures of Richard and Lee Hall. The signature for Richard is on top, and the signature for Lee is below it.

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OF THE CITY CLERK
ON 10/6/16

#106

September 11, 2016

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

Re: Rezoning Application for Miller neighborhood (Case number PD16-15)

Dear members of the Planning Commission:

We are writing to express our strong support for the rezoning application (PD16-15) submitted by Judith Hadley.

We are longtime residents of the 400 block of Elm Ave. and have already written in support of the rezoning application in that neighborhood. Several years ago we purchased a house in the Miller district (311 Keith St.) for my mother to live in, and we support the rezoning to R-1 in that neighborhood as well.

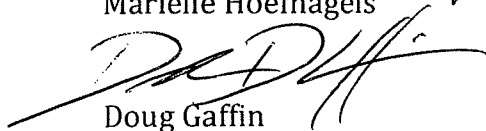
Our arguments for this change are the same. We have been watching as some of the streets we considered living on – notably Jenkins, Debarr, and Monnett – have seen apartments replacing historic homes at a breathtaking pace. The architecture in central Norman is unique and once it is gone, it can never 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, work, and (in my mother's case) retire. 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

#127

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OF THE CITY CLERK
ON 9/14/16 