

O-1617-10

Miller Neighborhood

**PROTEST LETTERS**



**Warren K. Taber**  
CRS, GRI, Broker/Owner

October 10, 2016

To Whom It May Concern:

Please consider this my protest to the proposed change of zoning for properties in the neighborhood where my office building is located at 102 W Apache St.

As a real estate broker for over 39 years, it has been my experience that when buyers purchase property, they have specific usage in mind, and when the zoning changes to benefit the few, it to me is very disturbing and upsetting. This to me would appear to be a violation of property ownership rights.

I can only imagine the amount litigation that will arise if the proposed downgraded zoning is passed, again, to the benefit of the few.

Sincerely,

Warren K. Taber  
Broker/Owner, Old Town, REALTORS®

*# 216  
Outside Subject  
Tract*

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

102 W. Apache St.  
Norman, OK 73069  
Office: (405) 329-1111  
Fax: (405) 366-8630  
[www.warrenktaber.com](http://www.warrenktaber.com)



The City of Norman  
City Clerk  
P.O. Box 370  
201 W. Grey  
Norman, OK 73070

October 6, 2016

Re: Rezoning application Case Numbers PD16-15 and PD16-14. **Letter of Protest.**

Dear City Clerk:

Please accept this letter as protest to the referenced applications.

Norman is a vibrant and growing community rich with historical significance and a diverse and strong economic base. It has long been regarded as an excellent place to raise a family. Without question, the overwhelming factor driving the long-term success of this community is the University of Oklahoma. Thousands of people are directly employed by the University and I would say that the great majority of businesses in Norman are directly impacted by its presence.

For over a hundred and twenty five years students have moved to Norman to receive their education. And where do they live? They live in rental homes and garage apartments close to campus. This has been the template for many years in Norman, and at virtually every college campus in the country. As a graduate of the University of Oklahoma and a tenant in campus rentals during that time, I know of the importance of these rentals. It is difficult for students to travel longer distances to campus and the lack of parking makes it prohibitive. They need to be within walking distance of the University.

Those who support rezoning have used the construction of a small number of multiplexes to argue their case when, in fact, the underlying goal is to undermine all rentals. R-1 zoning is restrictive of rentals, and particularly garage apartments.

Those who support the effort to rezone appear to ignore the existence of the university and the culture that has existed in the surrounding neighborhoods. There is little doubt that these areas were originally zoned R-3 because it was, and is, the most appropriate zoning adjacent to the university.

Thank you for your thoughtful consideration of this matter.

Respectfully,



Rex Moore

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

*No address  
identified*

# THE HUNTINGTON INVESTMENT CORPORATION

RENTALS ~ APARTMENTS ~ DUPLEXES ~ EFFICIENCIES ~ HOUSES

225 N. Peters Ave., Suite 3

Norman, Oklahoma

(405) 329-1333

William H. Mattoon, President



September 27, 2016

Secretary  
Norman Planning Commission  
P. O. Box 370  
Norman, OK 73069

Re: Request for Rezoning by Judeth Hadley

Secretary, Norman Planning Commission,

We hereby **PROTEST** the request for rezoning to R1 that land bounded by East Symmes on the north, Ferrill Street on the south, the Railroad tracks on the west, and Classen Boulevard on the east (Miller Neighborhood).

We own property within the 300 foot protest area at 418-420 East Ferrill Street and 633 S. Jenkins.

Sincerely yours,

A handwritten signature in cursive script that reads "William H. Mattoon".

William H. Mattoon

*Outside subject tract*

*outside radius*

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 9-28-16

*Kjc*

# H. L. HEIPLE 2004 TRUST

2011 MORGAN DRIVE

P. O. Box 847

Norman, OK 73070

(405) 321-7863

FAX (405) 321-0455

[hheiple@cox.net](mailto:hheiple@cox.net)

October 3, 2016

Planning Department  
City of Norman  
P. O. BOX 370  
Norman, OK 73070

RE: Protest to Hadley rezoning to R-1

Ladies and Gentlemen,

As the owner of the Trust which holds Title to our property at 218-220 E. Eufaula, we herewith protest the application of Judith Hadley for rezoning from R-3 to R-1 which is scheduled for hearing before the Norman Planning Commission on Thursday October 13, 2016.

Please advise if anything else is needed to confirm this protest. Thank you.

Sincerely,



H. L. Heiple

*Outside Subject  
Tract  
# 230*

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/4/16 *(P2)*

RE: Rezoning request case no. PD16-16, Miller Neighborhood rezoning from R3 to R1

Brian Harden  
217 Emelyn Ln  
Norman, OK 73071

9/30/2016

Sirs:

I protest this rezoning request from R-3 to R-1.

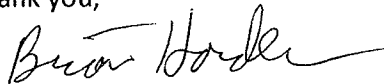
As a homeowner close to the Miller neighborhood and also close to campus, I disagree with any zoning change that restricts the homeowner's options to maximize their property's value.

I had hoped to speak at the pre-development discussion on Sep 22nd but we ran out of time before even half of the people present had an opportunity to voice their opinions.

My reasons for protest are:

- The garage apartment, rental house, and duplex has been a part of OU's ambiance for 50 years. Efforts to regulate this away damage that ambiance.
- It removes usage options such as garage apartments or duplexes for the Miller homeowners.
- It will decrease the value of their property because the usage options have been removed.
- As pointed out at the pre-development discussion sometimes multi-family rentals are the only way a property's renovation cost can be recovered. Without that option some properties may not get renovated and will deteriorate.
- While I am not in the Miller neighborhood there was talk at the pre-development discussion of growing the neighborhood south towards me. I absolutely oppose that and the restrictions it would bring.
- While I think the zoning change would increase the value of my property since I am closer to campus than Miller and not part of the Miller neighborhood, I don't want that to happen at the expense of the homeowners that are rezoned.
- The pre-development meeting had lots of discussion of the number of vehicles a multi-family dwelling brings. I agree that parking needs to be addressed with each multi-family unit. However, every car parked at a house within walking distance of campus is one less on the road driving students to and from school and one less parking on the streets somewhere closer to campus.

Thank you,



Brian Harden

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 9/30/16

*Outside Subject  
Tract  
#170*

City of Norman Planning  
201 W Grav St.  
Norman, OK 73069

September 14, 2016

To Whom it May Concern:

This is a letter of protest regarding the down zoning from R3 to R1 of the Classen Miller Addition.

Regards,

  
Rick Lambert


Co Managing Member

Flood Street Properties, LLC  
PO Box 5029  
Norman OK 73070

Owner of Multi-family apartment building at 1010 & 1012 Classen Blv., and 213 & 215 East Duffy St.

#157  
Outside Subject  
Tract

#14

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

October 10, 2016  
City of Norman  
Planning Commission  
201-A West Gray  
Norman, OK 73069

Dear Planning Commission,

We have received the notice request for rezoning the miller district along with properties located outside of the historic district, Case Number: PD 16-15. We own the property at 106 Castro St. and STRONGLY OPPOSE the rezoning request from R-3 to R-1. Our property is not in the Miller Historic District and one of the main reasons we purchased this property was due to the fact that it was zoned R3. The house is uninhabitable in its current condition. Rezoning not only removes our property rights but also negatively impacts the value of the property. In addition, we object to the Rezoning Application on the grounds that approval of the application would result in economic harm by removing our ability to develop the property for multifamily use. We also object to the application because it appears to be an attempt to engage in a discriminatory type of exclusionary zoning that could potentially be subject to judicial challenge on equal protection grounds. The applicant, Judith Hadley, owns a property located at 205 E. Ferrill Lane that includes two homes. Why was this left off the rezoning map? Our opinion is that the property was left out of the rezoning area presumably due to the fact that Ms. hadley knows what this downzoning would do to the value of that property.

It is unfair for current property owners to have their properties rezoned that were purchased in good faith. This is a neighborhood close to the University and this is part of living in a college town. Property owners in the area know the composition of the neighborhood and the proximity to the University of Oklahoma. If they do not like it, they can sell and move. Taking away property rights is not the answer.

Sincerely,



Firasat and Ghazala Khan

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

#44



Louis and Diana Halper  
4226 Pacific Ave  
Long Beach, CA 90807

Norman Planning Commission  
201 A West Gray Street  
Norman, OK 73069

10/9/2016

Hello,

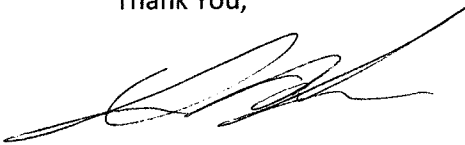
I am the owner of 108 Maple Ln in Norman Ok 73069

I strongly object to any change from the existing R3 zoning. This zoning has been unchanged since I bought the property in 1987 and was one of the reasons I purchased the property.

Any change in the zoning would affect the property value adversely and would also affect future tax revenue to the city. This property is very close to the University and is a desirable location for students.

Please resist the pressure to down zone this neighborhood, and please exclude my property from any rezoning being considered.

Thank You,



Louis Halper  
4226 Pacific Ave  
Long Beach, CA 90807

157

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/12/16 (RD)

October 7, 2016

The City of Norman  
City Clerk  
P.O. Box 370  
201 W. Grey  
Norman, OK 73070

Re: **LETTER OF PROTEST**  
Rezoning application Case Numbers PD16-15 and PD16-14

Dear City Clerk,

My name is Randy Moore with Addico Properties, LLC and we have multiple rental properties in Norman and several that will be impacted by the above rezoning application. I would like it to be known that we are opposed to the rezoning application, and would encourage the City Council members to vote down the proposal.

It is my opinion that rezoning will hurt the property values and make it harder to rehab older houses that are in serious need of attention. When Addico purchased our properties they were zoned R-3 which was a serious consideration in our decision process.

Thank you for your time and consideration.

Very truly yours,



Randy Moore

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

317 E Keith  
#125