

O-1617-10

Miller Neighborhood

REQUEST FOR EXCLUSION

Theresa M. White
Charles H. Mullen
601 Miller Avenue
Norman, OK 73069

City of Norman City Council

November 2, 2016

RE: Request for exclusion of Classen Miller Lot 4, BLK 6
from rezoning to R-1

Dear Norman City Council Members,

A small apartment complex comprised of two triplexes and one duplex sets on lot 4, block 6 and is .40 acres, which I believe is the largest plot of land in the proposed rezoning area. The addresses are as follows: 612 Crawford (triplex), 203 Keith (duplex) and 611 Miller (triplex) are held in the name of Stewardship Properties, LLC. and are owned by my wife and me. We live next door at 601 Miller Ave.

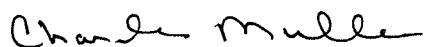
This apartment complex is truly unique to our neighborhood. They do not look like a house, as do the other multifamily homes in the proposed rezoning area. They were built in the mid 1950's as an apartment complex, they look like apartments, they were sold to us as apartments, were appraised, valued and purchased as such, and they remain unmistakably an apartment complex.

A study entitled "Neighborhood Conservation Plans for the Central Core of Norman", by Robert Goins, Urban Planner, dated September 1990, and prepared for the City of Norman; recommends only one property in the current Larsh/Miller proposed rezoning area to be left as R-3. And that one property the study exempted is this apartment complex located on Classen Miller Lot 4, Blk 6.

We wholly support the effort to prevent the large eight to twelve bedroom duplexes that are being built in the campus area from being built in our neighborhood. We also support the effort to establish an overlay district for those properties on the perimeter of the historic district so as to allow appropriately designed and constructed garage apartments. However, because of the uniqueness of our apartments and also for the reasons set forth above, we are asking to be excluded from the down-zoning proposition in our neighborhood.

We wish to retain the right to replace the existing structures with something that is more appropriate to our historic neighborhood. This is a right that was inherent in the purchase of these apartments. And it is our understanding from numerous conversations with the City Planners that there are an abundance of safeguards in place with the historic district overlay that would prevent the construction of inappropriate buildings in the neighborhood and that includes the large multi-bedroom duplexes that most all of us are opposed to.

Sincerely,



Charles Mullen and Theresa White

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/2/16 