

EU 2nd time submitted  
FILED IN THE OFFICE OF THE CITY CLERK  
IN 5/9/17

Protest to an ordinance of the Council of the City of Norman, amending Chapter 22 of the City Code to add section 429.7 -- the Norman Center City Form Based Code.

This area of Norman was designated as the DeBarr Historic District developed primarily between 1907 and 1925 and is a reflection of the residential facilities available for faculty, staff, fraternity and sorority houses and students of the University of Oklahoma. The District runs from Boyd Street on the South to Main Street on the North and between University Street on the West to the railroad tracks on the East. Basically this represents the same boundaries that define the Center City Vision area. As a person concerned with preservation, I find it very disturbing that history is being ignored for the development of the area into a vision who's premise is based on walkability and missing middle housing types. As a resident of the core area I have no problem walking to the bank, post office, shopping, car repair, restaurants, entertainment, churches, dentist, Andrews Park, and numerous other services and art and cultural amenities in the downtown area and campus corner area. A sidewalk along the West side of the railroad tracks would increase my safety in walking and biking tremendously and provide a distinct path between Main Street and Campus Corner. Apparently that is too easy of a solution. The "missing middle housing" concept is both idealistic and futuristic to the point of being unrealistic. To assume that Oklahoman's are going to give up their cars now or in the future is inconceivable! What is missing as far as housing goes in this area is affordable single family homes.

Within the past two years, 400-500 property owners on both sides of the Center City Vision area have successfully down zoned their properties from R-3 multi family dwellings to R-1 single family dwellings. These actions required a majority vote from the owners affected with approvals in the 60-65% range. The Planning Commission thanked us for bringing this rezoning before them and approved our application by a 100% vote. The City Council also approved the down zoning by 100%. Several of the owners who did not approve objected because of the inability to add a garage apartment to their property. A committee was formed and has recommended solutions for this issue. I believe the property owners have spoken loud and clearly, i.e. 60-65% approval regarding the future of this area. The Center City Vision project and the use of form based code does not represent these homeowners but instead opens up the area between these down zoned areas of core Norman for multi family development. Having read the available information, I see NO emphasis at all on single family homes. In fact, the minimum requirement is two story properties for multi family residents.

As a property owner of 206 West Symmes, which is zoned R-3, I knew at the time I purchased it the zoning left me with options of adding a garage apartment, but personally am not interested in increasing the density in the area and prefer to offer tenants a yard for their kids and pets and a garden. And, I also knew that down zoning took a majority vote of owners and with this area being predominantly rentals that down zoning to R-1 was probably not going to happen. BUT I knew that it took a majority to make that decision. If the Center City Vision and form based code is adopted for this area, the City of Norman Planning Department, the 9 member Planning Commission, and the 9 member City Council will be the small minority that will be making the decisions affecting my property. I see this as a taking by the City of Norman and not representative of the people that live and pay property taxes in this area. I quote from Center City Vision documents: "This ordinance provides certainty for both the community and developer about the form and process of future developments". My house's future seems very

uncertain and doesn't offer me a lot of comfort to know that it's in the hands of a developer. A developer has a strictly financial interest in this while I try to provide affordable rental options to students and families and rent in accordance with city ordinances, i.e. three unrelated persons. My 1930's bungalow in the 200 block of Symmes, that also in the past received Community Development Block Grant funds to upgrade its electrical, sewer, heat/air and plaster walls will become BPS Townhouse/Small Apartment under CCV. A rough estimate based on the provided maps indicate that the current 100 and 200 blocks on Eufula, Symmes, Apache, and Linn are also designated as BPS Townhouse/Small Apartment and BPS Urban General. Best I can tell that encompasses 60-70 lots. And somewhere I read that 31 acres within this area are concrete parking lots. Between 1973 and 2002, 178 structures were demolished for these non tax paying church parking lots.

I also oppose this ordinance because the existing infrastructure is old and cannot function for increased density. Norman has a serious stormwater problem and the runoff in the core area is especially bad. I know of numerous homeowners whose yards and basements flood after a large structure was built beside and behind their properties. We've seen the removal of many large, old beautiful trees that have been taken down so that developers can access the property with equipment. Sidewalks in the area were built by the WPA are missing in spots and in bad condition in other areas. Existing streets are narrow and during home football game days are impassible and unsafe and do not allow room for emergency vehicles to respond.

While I'd like to present more reasons to oppose this ordinance I have run out of time and need to get this delivered in time for the SPECIAL planning commission meeting on April 8. Thank you and all the citizens that have been involved with the Center City Vision process. Please consider my reasons for opposing in your decision.

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