

O-1617-9

Park/Elm Neighborhood

PROTEST LETTERS



City of Norman

Planning Commission

201 A West Gray

Norman, OK 73069

10/10/2016

RE: Propose Zoning

Change R3 to R1

Dear Planning Commission,

I received notice that there is a group of misinformed property owners wanting to change zoning from R3 to R1, which directly effects my property at 222 S University.

As of August 2016 I have been an active Realtor for forty(40) years; with campus/downtown area as my base of business. Some will have you believe that retaining the R-3 zoning will hurt property values. This is not the case. The diversity of campus properties add to the benefit of ownership and investment opportunities. In fact by moving to exclusive R-1 it will hurt values for existing owners, much like myself .

No one seems to remember he original design of many homes were for multi family-extended family residences. Example is the two front/doors you find on campus bungalows.

I emailed the petitioner that I am always happy to share and perhaps help find a solution that works for each individual, and not a one size fits all approach.

I did not get a response.

I am strongly opposed to the change. Also, I question the validity of their black dotted boundaries. As why some properties are left out and others are included.

Additionally, I did not ask to be included.

Respectfully,

Robert Marriott

Broker/ Owner

222 S. University

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

*#46 South
222 University,
Verified*



102 W. Apache St
Norman, OK 73069
Office: (405) 329-1111
Fax (405) 366-8630
www.oldtownrealtors.com

Holy Spirit Association for Unification and World Christianity
304 S. University Norman, OK 73069
(405) 360 – 4025 alcoklahoma@gmail.com

October 1st, 2016

To whom it may concern

I am working as pastor in our church (304 S. University Blvd Norman). My church congregation and I protest against rezoning from R-3 to R-1. The following is the reason.


Our church house is small now. Usually we have Sunday service on 1st floor and my family is living on second floor. But sometimes other church people are coming to our church from other states and countries and staying there temporally. Recently our church activity is getting busier more and more. Therefore, I am planning to build more rooms in our property. There is a big garage behind the house. I am planning to build the rooms in the garage in order for other families to live and work for our church activity as full time members.

This house is very old. Therefore, in the future, we might take down the house and rebuild new church building and house where some families can stay in this property. We need to keep the zoning R-3 in order to serve Norman and Oklahoma people.



Pastor Jun Orikasa
Holy Spirit Association for Unification and World Christianity
(Family Federation for World Peace and Unification)

#47

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/3/16 

October 5, 2016

CITY OF NORMAN

201 WEST GRAY STREET, NORMAN, OKLAHOMA 7

Dear council person,

My spouse and I live at 310 South University Blvd..

We do not want our house down zoned to R1.

We would like to have a garage apartment in the back yard that our daughter could live in while she goes to college.

SINCERELY,



KIRK S MILBY

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

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City of Norman, City Council
City Clerk, Ms Brenda Hall
P.O. Box 370
201 W. Gray
Norman, OK 73070

October 10, 2016

Dear Ms. Hall, Attention City Council Members,
I am the legal owner of record for 426 W. Eutaw St.
I OPPOSE the rezoning of my property from
R-3 to R-1. Such a change is an infringement
on use & upgrade options for me & my heirs.

I will be attending the October 13 meeting. In my
absence my daughter Julie Vanlandingham
who has legal power of attorney plans to
attend the Nov 8 City Council meeting.

Sincerely,

Diane Vanlandingham

Diane Vanlandingham
405-546-8811

Received Notice in
support dated 10-31-16
Counted as support
#52

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

To: Norman City Clerk, Ms. Brenda Hall
From: Phillip and Jeanne Reid
Re: Retaining Zoning

Ms. Hall,

As the owner of property in Norman, at 427 W. Symmes St., we would like to retain the R3 multi-family zoning currently in place in our area.

It seems clear to us that preserving the value of properties intentionally purchased in an area with an R3 rating should be upheld. The area has been zoned as such for many decades and those that are trying to downgrade to single family dwelling areas should sell and purchase property in other areas so designated.

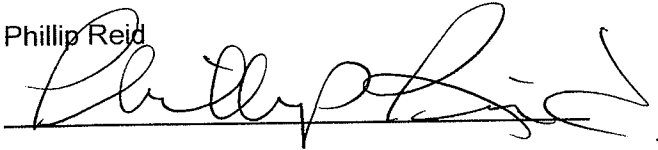
It is not right to punish everyone who intentionally chose the area, based on years and years of zoning history. There is no rationale for the way the zoning request change was drawn up as it incorporates odd locations and neighborhoods.

Norman would be punishing investors in their city to change the zoning.

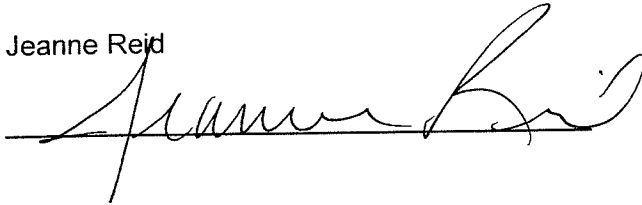
We would like the zoning to remain R3, for multi-family dwellings.

Sincerely,

Phillip Reid

A handwritten signature in black ink, appearing to read 'Phillip Reid', written over a horizontal line.

Jeanne Reid

A handwritten signature in black ink, appearing to read 'Jeanne Reid', written over a horizontal line.

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

#72

October 4th, 2016

City of Norman
201 West Gray, Norman, Ok. 73069

To whom it may concern,

I would like my house to remain R3. It was built by my great grandparents in 1914 as a boarding house between the University and downtown Norman. It has supported our family ever since.

My great grandfather was a streetcar conductor. He was partially paralyzed from a rock to his head during the Kansas City riots. This prompted him to build this boarding house to support he and his family.

My grandfather fought in WW 1 and taught at the university on his return. The house helped support his family during the depression.

My father raised our family in this house. The house supported two of my brothers through college. The house supported me and two young children after a divorce.

My son lives there now with his young family. We just received our third grandchild.

This house has supported our family for five generations.

Our family hopes to continue this legacy and support our grandchildren as they attend the University of Oklahoma.

If downzoned to R1 our house could no longer be used to generate supplemental income. Please keep our house R3.

Sincerely, R. J. Darrow



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

#76

409 Elm Avenue
Norman, Oklahoma, 73069
October 4, 2016

City of Norman City Clerk. Ms Brenda Hall

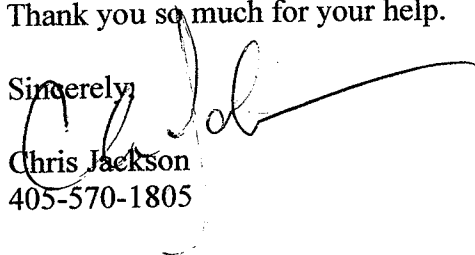
I am writing this letter in opposition to the proposed rezoning of my property located at 409 Elm Avenue from R-3 to R-1.

I am in favour of retaining my R3 multi family zoning and protecting my existing property rights..

I believe that re-zoning from the current R-3 to R-1 would significantly reduce the value of my property by limiting its current and future use. My property is currently being used as a R-3 property that I purchased with savings to supplement my retirement.

Thank you so much for your help.

Sincerely,


Chris Jackson
405-570-1805

81
FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-5-16

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

10 October 2016

Steven S. Jones
422 West Symmes St.
Norman, OK.
73069 - 5658

The City of Norman
City Clerk, Ms. Brenda Hall
P.O. box 370
201 W. Gray St.
Norman, OK.
73070

Dear elected representatives and planning staff of The City of Norman;

This letter is responsive to your **notice of request for rezoning**, dated 21 September 2016, which recently arrived in the mail at my above listed residence.

Although there's much I'd like to say, at this time I will keep my comments brief as we have recently lost a close family member and I lack the time for lengthy discourse.

With that having been said, I can't allow this deadline to pass without expressing my disapproval and saying a few words.

Although I would fully agree that this neighborhood does indeed possess a "unique character" that is worth preserving, I would also like to remind the supporters of this initiative that this unique state occurred and evolved entirely within the current **R3** guidelines.

City founders wisely recognized that our community would require a measure of forethought uncommon to lesser settlements. Thusly, this interstitial zone that we inhabit between the university campus and the downtown business district has afforded a certain degree of flexibility that is absent from the **R1** neighborhood(s) that begin at the western boundary of our neighborhood and continue on from there.

8/86

Additionally, the "Campus Corner" business district, forming our remaining boundary (to the east) logically suggests some measure of mixed-use flexibility such as that which we continue to enjoy under the long standing **R3** designation.

It has been put forth that the local rental property market is becoming over saturated. The overbuilding of large speculative mass market complexes in outlying areas has no relevance to the matter at hand. In Norman these cyclical issues rise and fall with predictable regularity. Our neighborhood however, inhabits a distinct niche within the community. This fortunate inheritance is the result of the good planning of the past.

I'm a lifelong resident of Norman. I live in the home that I own on Symmes St. and I own no other properties in the neighborhood, rental or otherwise. I am not an investor, I am a resident. I was in fact born into this neighborhood (in 1962.) At that time my parents rented a home on College St. near the Midway Market while they worked and attended college.

I respect the democracy of the process which has been put into play by this action. However, the primary result of this broad overreach will shortly be realized in the form of costly and protracted litigation which will wash over city hall like a tsunami.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Jones", followed by a period.

Steve Jones

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pg 2

October 6, 2016

Lori and Dennis Elliott
Re: 411 Elm Avenue
Norman, OK 73069

Ms. Brenda Hall
City of Norman City Clerk
PO Box 370
201 West Gray
Norman, OK 73070

Dear Ms. Hall,

As owners of the property at:

411 Elm Avenue, Norman, OK 73069

please know that we are in favor of retaining
R3 multi family zoning.

Thank you for your attention to this matter,

Dennis M. Elliott 10-6-2016
Dennis Elliott

Lori Elliott 10-6-16
Lori Elliott

cc: file

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

#105

October 6, 2016

Lori and Dennis Elliott
Re: 411 Elm Avenue
Norman, OK 73069

Planning Commission Representatives
PO Box 370
201-A West Gray
Norman, OK 73070

Dear Sandy Bahan, Lark Zink, Andy Sherrer,
Dave Boek, Chris Lewis, Roberta Pailes,
Neil Robinson, Erin Williford, Tom Knotts,

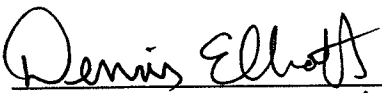
We are the owners of the home at
411 Elm Avenue, Norman, OK 73069

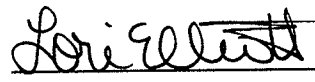
We would like to express that we are in favor of
retaining the R3 multi family zoning that currently
exists on our property.

We are unable to attend the planning commission meeting
on October 13, 2016 as we will be out of town.

Thank you for your service to the City of Norman and it's
citizens.


Sincerely,


Dennis Elliott 10/06/2016

 10-6-16
Lori Elliott

#105

cc: file

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

Brenda Hall, City Clerk
City of Norman
P.O. Box 370
201 West Gray Street
Norman, OK 73070


RE: proposed rezoning of area near OU Campus including
Elm Ave.

Hello, Brenda.

Please find enclosed a letter to the members of the Planning Commission which I'd like to be distributed to each Commission member prior to the consideration of the rezoning of an area near the OU campus from R3 to R1. (case# PD16-14, I believe). I considered enclosing a copy for each member but knew that would be a large volume of paper – you might prefer to copy and email to each member, but I'd like to spare you any trouble in doing this that I can. I really appreciate your help and was advised to address this letter to you to distribute; I am sorry if this is a hassle for you or I've taken the wrong approach to get this letter to the Commission. Please feel free to contact me if there's anything further I need to do to get this letter to them.

Thanks, in advance, for your help.

Sincerely,


Shelly Dumigan
sdenishayes@hotmail.com
cell 405.388.0873

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

#108
Sunhaven Properties
LLC
Verification
Received

October 1, 2016

To the Members of the Norman City Planning Commission (Sandy Bahan, Lark Zink, Andy Sherrer, Dave Boeck, Chris Lewis, Roberta Pailes, Neil Robinson, Erin Williford and Tom Knotts):

My name is Shelly Dumigan and I own two lots in the 400 block of Elm Avenue (417, 419 and 421 Elm) that we recently constructed a triplex on, where an old duplex once stood. I know that this has created a lot of animosity among the neighbors and I am really surprised and disappointed that the construction of my triplex has become such a divisive and contentious issue. I understand and appreciate peoples' efforts to maintain historical homes and structures, but the duplex we bought was not structurally sound nor historically 'important' to anyone - until we tore it down. The neighborhoods around campus are beautiful and diverse - particularly our block of Elm, where I estimate that over 50% of the homes are multi-family, i.e. occupied by OU students. While I appreciate that traffic and noise can be tiresome for people who live around campus, I do NOT understand what makes people think they have more of a right to live near campus than university students! The students who rent our triplex are able to walk to and from classes and the businesses around Campus Corner. They contribute to the community and commerce just like any other resident!

I'm aware of the effort to rezone a large part of our neighborhood north of Boyd from R3 to R1 and I stridently object. If it is so important to my near neighbors to live in a community with only single families, why do they live within a

#108
pg. 1

block of the state's largest university? Zoning information is available to anyone when they are considering the purchase of a home, and if NOT living near students is such a priority to the residents fighting for rezoning, why did they purchase homes in an R3 zoned area in the first place? How unfair to rezone now in an attempt to gentrify this campus neighborhood and exclude students and any people except single family units! We played by every rule and obeyed every guideline and code that the city had in place when we built our high-quality, high-end triplex and we shouldn't be punished for that and not allowed, by virtue of rezoning, to improve or modify our property because a small group of very vocal people want to change the zoning of an area who's zoning codes they should have been familiar with and comfortable abiding by BEFORE they decided to make the neighborhood their home!

I want to thank you for your time and consideration. Please help us allow this campus community to continue to evolve and improve and OPPOSE the effort to rezone the 400 block of Elm and nearby streets. I am and will remain a homeowner dedicated to the continued prosperity of this community and this city.

Sincerely,



Shelly Dumigan

Owner of 417 Elm Ave., 419 Elm Ave. and 421 Elm Avenue
sdenishayes@hotmail.com
cell #405-388-0873

108 pg. 2
Sunhaven
Properties LLC
Verification
received

City of Norman
201 West Gray
Norman, OK 73069

Dear City of Norman Planning Commission and City Council,

I am a property owner at 471 and 471-1/2 Elm Avenue, Norman Oklahoma. I object to and oppose the requested downzoning as to the properties along and around Elm Ave. I ask that you please deny the downzoning for many reasons, including the following:

- I request that my property be exempted out of the downzoning, or that the downzoning be defeated.
- I will lose the investment value of my property – property that my family has owned for decades
- Grandfathering will negate my ability to renovate and expand multiple units on my property
- I am involuntarily being subjected to a downzoning that I did not request and do not want.
- These properties have been zoned as multifamily for generations, decades. It is unfair and reprehensible that we as investors and property owners are being stripped of our zoning rights and investment value because others who have moved into our area and want to take it away.
- If people want to live in single family housing, they have and had every opportunity to seek out homes and sites that are already zoned R-1. They should not force others in established multifamily zoned neighborhoods to lose property rights to harbor their desires when those desires can be achieved elsewhere.
- We are in the midst of large policy discussions in Center City and Plan Norman as updates to the 2025 Plan. This is not a proper time for an ad hoc off the cuff downzoning of large areas of core Norman before we complete those community plans and discussions.
- A downzoning is completely the opposite direction that the community should be looking. Plan Norman consultants have advised that we are growing at a “moderate” rate of 1.3% per year in population. They have informed us that in order to maintain that moderate growth rate that we’ll need to add 800 new households each year, every year, year after year. Where are we to put them? We are built out to the 10 mile flat conservation on the west edge of Norman. We are built out to the Canadian River on the South. We are preliminarily platted up to Moore and Little River on the north. That leaves only the east of Norman to grow to with 800 new households every year. OR, we can grow vertically and more dense in the urban areas of Norman. But with this proposal and others it would be a policy change to go in the opposite direction of that need. Any future zonings for higher density near these areas would be far more difficult to achieve after they are downzoned to single family R-1.

I request that you please deny this downzoning request and preserve our rights as we do NOT choose to lose them. Thank you for your consideration.

Respectfully,

Mary Jo Bookman

471 and 471-1/2 Elm Avenue
5 October 2016

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

418 Elm Avenue
Norman, Oklahoma, 73069
October 4, 2016

City of Norman City Clerk. Ms Brenda Hall

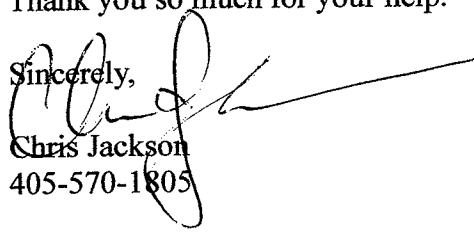
I am writing this letter in opposition to the proposed rezoning of my property located at 418 Elm Avenue from R-3 to R-1.
I am in favour of retaining my R3 multi family zoning and protecting my existing property rights..

I believe that re-zoning from the current R-3 to R-1 would significantly reduce the value of my property by limiting its current and future use. My property is currently being used as a R-3 property that I purchased with savings to supplement my retirement.

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Thank you so much for your help.

Sincerely,


Chris Jackson
405-570-1805

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