

March 29, 2021

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

Re: 111 & 113 East Acres

Dear Friends,

My husband Greg and I live at 516 North Park Avenue in the Andrews Park area of Norman. We are writing in support of Mr. Keith McCabe's proposed project at 111 & 113 East Acres.

We believe the kind of development Mr. McCabe has planned will improve upon our neighborhood and bring a new life to this very special area of Norman. Mr. McCabe has shown, with the building of our home, that he respects the character of the neighborhood.

Thank you for considering this project. Please offer your approval.

Sincerely,



April Heiple

FILED IN THE OFFICE
OF THE CITY CLERK

ON 3/30/21 - Lisa Webb

March 31, 2021

Norman Planning Commission
C/O City Clerk
201 – A West Grey St.
Norman, OK 73069

Re: 111 & 113 East Acres Street

Dear Commissioners-

I am writing today to ask for your support for the proposed project located at 111 & 113 East Acres St. After much discussion with Mr. Keith McCabe about his application and vision for the project, it is my opinion that he has balanced neighborhood interests with sound, long-term planning for the Old Silk Stocking neighborhood.

As a former 6 year member of Norman's Historic District Commission (serving as Chair my last year), and current Chair of Urban Land Institute Oklahoma (ULI Oklahoma), I am supportive of this project for many reasons. Mr. McCabe's plan for what I call "medium density" in Norman, which relative to many markets is still very low density, is a plan that feels compatible with existing historic nearby neighborhoods such as Miller and Chautauqua, where a modest Accessory Dwelling Unit (i.e. ADU) is included on lots that allows for an additional unit that is both within character of the neighborhood while also affordable given it's footprint. I also feel this project will be a small catalyst for further redevelopment and renovation of existing homes in Old Silk Stocking, generating further opportunity for pedestrian walkability near Norman's Central Library, and continued development and revitalization along Gray Street, Main Street, Porter and James Garner.

The timing is right for this project and I am pleased that Mr. McCabe had the vision to propose this project. Thank you for your consideration.

Sincerely,



Cameron Brewer
Homeowner: 425 S Lahoma Ave
Commercial Property Owner: 315 E Gray (former Norman Body Works)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3-31-21

Dear Norman Planning

3.31
2021

I am writing this note in support of
Keith McCabe's project at
111 & 113 East Acres St.

Appraising a 41'-8" wide lot does set
a precedent, but in this one specific
case I believe it is appropriate.

However, I would not want to see
similar variances approved without
thorough consideration.

I look forward to seeing Keith's
project. I know he cares very much
about doing the right thing for our
neighborhoods.

Sincerely,



ALAN MORING
641 E. BROOKS ST.
NORMAN OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3/31/21 - Lisa Webb

March 30, 2021

Norman Planning Commission
C/O Secretary
201 – A West Grey St.
Norman, OK 73069

Re: 111 & 113 East Acres Street

Dear Secretary,

I am writing today to ask for your support for the above-mentioned project located at 111 & 113 East Acres St. I believe that Keith McCabe and his company KATY Construction have Norman's best interests in mind regarding its further development of residential areas. Mr. McCabe has found a great solution to revitalize a piece of property that has been such an eye sore in core Norman for many years.

Mr. McCabe's request is for a variance to the current regulation of 50' street frontage, down to 41.66' frontage with an existing 140' deep lot, for a total of 5,833 square feet. The Core area or Norman was plated over 100 years ago, and until this ordinance can be changed permanently, I feel it is in the best interest of Core Norman, The Old Silk-Stocking Neighborhood, and the City Center TIF footprint to allow for new development to take place. Mr. McCabe and Katy construction plan to build a new home that matches the existing neighborhood in characteristics and manners on this existing lot in the Core Norman Area. It is my belief that the completion of this project will spark a lot more residential revitalization in the area and assist in generating the foot traffic that will make our downtown surrounding areas more successful.

Thank you for your commitment to Norman and its continued growth.

Regards,



Joshua Hinkle
421 Finch St.
Norman, OK 73069
j.hinkle@rocketmail.com
405.326.5314
37 year Norman Resident

FILED IN THE OFFICE
OF THE CITY CLERK

ON 3/31/21 - *Len Uabbe*

March 28, 2021

To: Norman City Council

I am writing to express my support for a variance to the current regulation of 50' street frontage at 111 & 113 East Acres Street. Because these houses are not being built in a new development, but instead, new construction in an older neighborhood, this variance will allow the builder to develop and build according to the lots that were platted for older homes.

I urge you to vote yes on this request because Core Norman would benefit from the building of new homes while maintaining the character and aesthetic of the area.

A handwritten signature in dark ink, appearing to read "J. Braun", with a long horizontal flourish extending to the right.

Jacque Braun
1420 Bonnybrook St.
Norman, OK 73071

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/1/21 - RW

Rone Tromble

From: Jane Hudson
Sent: Thursday, April 01, 2021 3:04 PM
To: Rone Tromble
Subject: FW: EXTERNAL EMAIL : McCabe Acres Rezoning

FYI

Sincerely,

Jane Hudson
Director of Planning and Community Development
City of Norman
201 West Gray Street, Bldg. A
Norman, OK 73069
405-366-5344 (o)
405-366-5274 (f)
jane.hudson@normanok.gov

This e-mail and any files transmitted with it are intended for the use of the individual or entity to which they are addressed. If you received this e-mail in error please notify the sender.

From: Jim Adair <jlaadair@gmail.com>
Sent: Thursday, April 01, 2021 3:00 PM
To: Jane Hudson <Jane.Hudson@NormanOK.gov>
Subject: EXTERNAL EMAIL : McCabe Acres Rezoning

Jane Hudson and City Council

From my time serving on both Center City committees, I have learned that redevelopment is always difficult. There are only a select group of builders who will take the time to custom design quality projects that are consistent with the evolution and rebirth of a neighborhood. More often than not, it requires creativity on the part of not only the builder but also the City.

From my brief review of Mr. McCabe's project on Acres Street, it appears that, to achieve a financially viable project, three structures are necessary. While the question at hand is the front footage requirement, he has shown that he meets the total area requirements. This project could likely be the catalyst for significant upgrading and improvement in the entire neighborhood.

I would encourage Council to support this request and show their willingness to work toward creative solutions.

Sincerely,
Jim Adair

Sent from my iPhone

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4-1-21 gm

To: The Norman Planning Commission and City Council

From: Russ Kaplan, Ward 4 resident and landlord/property manager

RE: SPUD request for 111 and 113 East Acres

Date: April 7, 2021

I am writing this letter in support of the SPUD request.

I believe the proposed project is precisely the sort of thoughtful redevelopment we should encourage in Norman's core area. It promotes "good" density and provides homeowners with the option for multigenerational housing. ADU's also make housing more affordable by creating the potential for an owner occupant to generate income from their primary residence.

I believe this project will be a win/win for the builder and the community.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Russ Kaplan", with a long horizontal flourish extending to the right.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/7/21-LW

Norman Planning Commission,

As Norman residents, we would like to support Keith McCabe and his projects at 111 and 113 East Acres Street in Norman. We understand that the City of Norman requires new construction to adhere to new sub regulations for brand new developments but we believe that new construction of family houses looks better the way they were platted many years ago in Core Area. Keith's plan is to build his homes that match the existing neighborhood and I believe that would look best. Please approve his request for variance of 41.66' street frontage with existing 140' deep lot.

Jeff and Kim McKee

4115 NW Pioneer Cir

Handwritten signature of Jeff McKee in cursive script.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/5/21 - JW

2021 Apr 03

From: Lloyd A Bumm
418 N Peters Ave
Norman, OK 73069



Re: Support if Ordinance No. O-2021-39 (Katy Construction SPUD at 111/113 E Acres St)
To: Planning Commission

I am stating my strong support for Ordinance No. O-2021-39 and the proposed project in general. This is the sort of thoughtful redevelopment we should encourage.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/5/21 - Lu

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/5/21 - (X)

4/3/2021

Dear Seaton
Norman Plumbing Co.

The Murray Family and
Montford Inn are very
grateful in support of
the project of Keith McEla
to W1 + 113 East Owen
Street in Norman Oklahoma

We are appreciative
of your consideration
of our support.

We appreciate the
service you give to
our city.

Regards

Phyllis Murray

MONTFORD INN
322 West Tonhawa
Norman, Oklahoma 73069
Original Watercolor by Mary Lee Foor