



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: DC Jones Holdings, LLC

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-88: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A DEMOLITION APPLICATION FOR THE DWELLING STRUCTURE AT 201 WEST APACHE STREET.

BACKGROUND:

City Council adopted Resolution R-2122-76 on December 14, 2021, creating a six-month Temporary Administrative Delay for residential building, demolition, paving, platting or rezoning applications within the Central Norman Study Area. Further, R-2122-76 allows for an appeal process, which is the purpose for this resolution. Application for the demolition of a dwelling structure was submitted on January 28, 2022, and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION

The subject property is located at 201 West Apache Street, Lots 1 and 2, Block 7, Larsh's 1st Addition, as shown on the location map. This lot is designated as Townhouse/Small Apartment Frontage within the Center City Form-Based Code.

Per the applicant's request submitted to the City Clerk, the application is to demolish the dwelling structure. The applicant views the structure's continued existence over the coming months as a public safety risk, as the structure is "certain to attract vagrants and squatters." The lot is 7,000 square feet. A demolition would be allowed on this lot if the Administrative Delay was not in place. Approval of this appeal would only authorize the issuance of a demolition permit, and the applicant would have to pursue a separate appeal in order to proceed with any construction while the Administrative Delay is pending.

Per R-2122-76, the City Council shall consider the following in determining whether appeals of denied applications for COCs, demolition permit, or CCPUDs should be granted:

- The City's interest in protecting the public's health, safety and general welfare;
- The City's interest in avoiding the creation of uses or structures that may not be in harmony with the intent and purpose behind the Center City Form Based Code and vision;

- The extent to which the proposed use, if applicable, will negatively impact the values of the property and the neighboring property; and
- The economic impact and hardship of the delay upon the owner.

This request is submitted to City Council for their consideration in accordance with the appeal process approved in R-2122-76.