



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/22/2022

REQUESTER: CSO Development

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-102: 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 209 WEST APACHE STREET.

BACKGROUND: City Council adopted Resolution No. 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 March 7, 2022, and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION: The subject property is located at 209 West Apache Street, Lots 5 and 6, of Block 7 in 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 as not consistent with the intent of the Center City Form-Based Code. 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; the applicant has submitted an application for construction on this lot which is the subject of a separate appeal also on the agenda for Council's consideration (R-2122-103).

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.