

May 4, 2022

City of Norman
Engineering Services Division
201 W. Gray St., Bldg. A
Norman, OK 73069

Attention: Ken Danner, Subdivision Development Manager

RE: The Villages: Variance Request

Dear Ken:

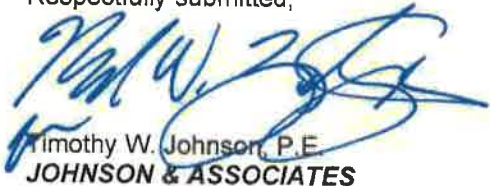
Pursuant to City requirements we are submitting a request for a variance to the required maximum cul-de-sac length of 600 feet outlined in Section 19-410.O in the City of Norman Municipal Code. This variance request is for The Villages Preliminary Plat, a proposed residential development located northwest of E Imhoff Rd. & Oakhurst Ave. in south Norman. This requested variance is to permit the proposed layout which includes a street network that winds through the proposed development. For the reasons outlined below, we believe this variance is appropriate and necessary.

Being located at the northwest corner of Imhoff Rd. & Oakhurst Ave., the subject site is uniquely shaped and narrow. There is an existing business park that the proposed development surrounds on three sides. This unique shape and the existence of the business park does not allow adequate space for a looped street within the developable area. Additionally, the existing business park's drive is in line with the existing Hitachi drive on the south side of Imhoff Rd. To avoid any potential conflicts with loading traffic or noise that Hitachi experiences and to limit the number of drives on Imhoff Rd. the entrance to this proposed development will be located on Oakhurst Ave. The location of the entrance on Oakhurst Ave. and the resulting cul-de-sacs provides the most efficient layout of the proposed development. Through this layout the future residents will be provided an ample landscaped buffer from Imhoff Rd. to alleviate potential noise conflicts in addition to the construction of a berm on Imhoff Rd.

To ensure emergency access is maintained to the development there is a 20-foot emergency access drive that will be accessed from Imhoff Rd. on the west side of the development. This proposed emergency access point will provide an additional exit/entrance location for Fire and other emergency vehicles as needed during an emergency. The existence of this emergency access drive, we believe, eliminates any cause for concern for fire or police access.

For the abovementioned reasons including the limits of the developable area, potential conflicts with the existing drives and the availability of an emergency access drive we believe this proposed variance is appropriate and necessary for the proposed The Villages neighborhood. Should you have any questions or comments about this variance request, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5228 000/ PA]