



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 7/28/2026

REQUESTER: AshLynn Wilkerson, Assistant City Attorney

PRESENTER: Rick Knighton, City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-10: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PARTIALLY VACATING THE FINAL PLAT FOR VICKSBURG VILLAGE LOCATED AT 188 VICKSBURG AVE, CITY OF NORMAN, OKLAHOMA.

BACKGROUND:

On April 22, 2026, Vicksburg Affordable, LP appeared before the Board of Adjustment (“BOA”) requesting 4 variances to Section 519(D) of Chapter 36 (Zoning Ordinance) in relation to longstanding buildings encroaching on setback standards. The BOA voted to approve the variances requested, contingent upon Vicksburg Affordable, LP vacating a fifteen foot (15’) utility easement on which a longstanding building is encroaching. This partial vacation of plat is the first step for Vicksburg Affordable, LP to correct the Plat and move forward to requesting vacation of the utility easement.

On May 26, 2026, Vicksburg Affordable, LP, through its legal counsel, McKenna Hoppe and Kaitlyn Turner of Box Law Group PLLC, submitted a request for partial vacation of the Plat for Vicksburg Village, being a Replat of Lot 11, Block 3, Jamestown Estates No. 3 Addition, City of Norman, Cleveland County, Oklahoma, being a part of the Northeast Quarter of Section Thirty-Three (33) in Township Nine (9) North of Range Two (2) West of the Indian Meridian.

The partial vacation consists of vacating a twenty-five foot (25’) building line along the south and east of the Plat, as depicted in Exhibit A to the Resolution R-2627-10.

DISCUSSION:

Closure and vacation processes are described in Title 11 O.S. §42-101 through § 42-115. The specific process for this partial vacation of plat is detailed in Section 42-106 and is different than what occurs for closures and vacations of easements or public ways.

Section 42-106(B) establishes that when any lots in the plat desiring vacation are sold, the plat, or a portion of the plat, may be vacated so long as at least sixty percent (60%) of the owners of the lots in the plat and all owners in the area to be vacated approve and sign the

vacation instrument. If these thresholds are met, then the plat may be vacated pursuant to Section 42-106(A), which provides that a plat may be vacated when executed by the threshold of owners, bears the approval or consent of the municipality where the plat is located, and is recorded in the same office as the original plat.

Vicksburg Affordable, LP, is the sole (100%) owner of Vicksburg Village and therefore meets the thresholds described in the statute. The only thing remaining before the submitted Plat may move forward to recording and partial vacation is the approval of City Council.

RECOMMENDATION:

Based upon the above and foregoing, it is the recommendation of Staff that proposed Resolution R-2627-10, concerning the partial vacation of Plat for Vicksburg Village be approved.