

Petition for Detachment

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF O-2526-37: AN ORDINANCE APPROVING REQUESTED DETACHMENT OF CERTAIN PROPERTY LOCATED AT 2800 AND 2801 HENSLEY ROAD IN CITY OF NORMAN, OKLAHOMA.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. GIS of Properties
4. Warranty Deed
5. Joint Tenancy Quitclaim Deed
6. Signed Petition for Detachment
7. H&L No.9
8. First Affidavit of Publication
9. Second Affidavit of Publication

Staff Presentation

Beth Muckala, Assistant City Attorney, presented the Petition for Detachment.

Commissioner McKown asked Ms. Muckala to explain the reasons and advantages of de-annexing a property.

Ms. Muckala explained properties within the City of Norman are subject to City regulations, including zoning, building, and development codes. If the property were de-annexed, it would become unincorporated county property, which is subject to significantly fewer regulations.

Commissioner Bird added that taxes and bonds are also affected by de-annexation.

Commissioner McKown asked whether the property currently receives any benefits from the City.

Ms. Muckala stated no City infrastructure has been installed on the property. She noted that while the property does receive certain City services, those services are separate and can be addressed independently, even if the property is de-annexed.

Commissioner Bird asked whether there are areas within the City of Norman that are serviced by Moore utilities and areas outside City limits that are serviced by Norman utilities.

Ms. Muckala replied she was unsure of specific examples but explained that cities may provide services outside their boundaries through contractual agreements. She encouraged the Commission not to make utilities part of the detachment process, as utility service decisions are made by the respective utilities departments based on feasibility in each individual case.

Applicant Presentation

James Carlton, representative of the applicant, presented the Petition for Detachment.

Mr. Carlton stated the applicant is seeking de-annexation from the City of Norman because they believe they receive no benefits from being within the City limits while remaining subject to certain restrictions, such as those affecting contractors. He explained these restrictions make it more difficult to complete projects and increase the overall cost of those projects due to the property's location within the City limits.

Public Comments

No public comments.

Planning Commission Discussion

No further discussion from commission.

Motion to approve made by Commissioner Griffith, **Seconded** by Commissioner Kindel. Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

Planning Commission recommended approval of O-2526-37.