



January 10, 2023

ATTN: Ms. Brenda Hall
City of Norman – City Clerk
201 West Gray
Norman, OK 73070

RE: Request for Partial Exemption from Current Standards
1300 W. Lindsey Street
Norman, OK 73069
Lot 1, Block 1 of Historic Berry Farms Addition

Dear Ms. Hall,

This Letter Report has been developed and is submitted with a formal request for Partial Exemption from current subdivision standards associated with the above referenced property. A Letter Report is to accompany the formal request as stated in Section 19-604 of the City of Norman Code of Ordinances. The applicant will submit a Short Form Plat subject to City Council's approval of the exemption.

Letter Report

The subject property (2.19 acres) is currently included in the Historic Berry Farms Addition as indicated on the ALTA Survey provided in **ATTACHMENT A**. There is currently an existing office building located on the southern portion of the subject property. The office building is not currently occupied.

The owner of the subject property, Sooner Traditions Realty, LLC, seeks to split the parcel into two (2) separate lots in order to create a mixed-use development with commercial, retail and office uses. The tract is currently zoned CO Suburban Office Commercial District and R-3 Multi-Family Dwelling District, but is currently being rezoned SPUD to incorporate the commercial and retail uses on the north end of the property.

Access is provided to the property from West Lindsey Street to the north and also a public alley to the east. Bordering the property to the south is Rebecca Lane. The subject property will not take vehicular or pedestrian access from Rebecca Lane.

A public water line is located to the north along W. Lindsey Street and existing hydrants provide adequate fire protection coverage. A public sanitary sewer line is also located along the north side of the property and another line is located to the west of the property. Both of these lines adequately serve the property. The only public improvement needed relating to the subject property would be a sidewalk along Rebecca Lane. No other proposed public improvements are required. There are no proposed changes to the existing office building except to add additional private parking and drive isles. A Preliminary Site Plan is provided in **ATTACHMENT B**.



Sidewalks

Immediately south of the subject property along Rebecca Lane is Berry Estates. Berry Estates was filed of record on May 25, 1966, prior to sidewalk requirements. There are very few existing sidewalks in the area with no connections close to either side of the subject property and no existing sidewalks along the south side of Rebecca Lane.

Based on the above provided information and on behalf of the applicant, Arc Engineering specifically requests the granting of Partial Exemption from the current standards. This request is based on the lack of existing sidewalks in the area and no negative impacts to the surrounding community. Consistent with Section 19-604, this request of exemption, if granted, will not compromise the health, safety or welfare of any current or future occupant or neighbor. A Short Form Plat could then be submitted to the Planning Commission for approval.

On behalf of the applicant, we ask for approval of this request so that we may move to the next available agenda. If you have any questions or comments, please feel free to contact me at the number listed below.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Rollins', written over a horizontal line.

Steve Rollins, P.E.

Arc Engineering Consultants, L.L.C.

405-509-0212

srollins@arcengr.com