



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 2/14/2023

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2223-98: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING A PARTIAL EXEMPTION FROM CURRENT STANDARDS RELATING TO PROPOSED HISTORIC BERRY FARMS WITH ADVANCEMENT OF THE SHORT FORM PLAT PROCESS. (LOCATED AT 1300 WEST LINDSEY STREET)

---

**BACKGROUND:**

The property is located at 1300 West Lindsey. City Council, on May 28, 2002 placed a portion of the property in the CO, Suburban Office Commercial with the adoption of Ordinance No. O-0102-48. During the rezoning, the residential property to the south requested that there be no access or connection to Rebecca Lane. The owners at that time honored the request. The property was platted as Historic Berry Farm Addition on March 17, 2003.

**DISCUSSION:**

The owner is requesting the property be subdivided into two (2) lots. The only improvement required would be a sidewalk adjacent to Rebecca Lane. Berry Estates Addition was filed of record on May 25, 1966, prior to sidewalk requirements. The owner intends to honor the previous requirement of no access/connection to Rebecca Lane.

The owner, Sooner Traditions Reality, L.L.C. through their engineer, Mr. Steve Rollins, P.E. with Arc Engineering Consultants, requests a partial exemption from City of Norman Current Standards via Subdivision Regulation 19-604 so as to apply for a Short Form Plat to create two lots. Mr. Rollins's attached report dated January 10, 2023, speaks directly to the statement in 19-604 "...request shall be accompanied by a report from a Registered Professional Engineer licensed to practice in the State of Oklahoma. Such report shall contain a complete accounting of the infrastructure that had been previously accepted and its ability to service the lots that are proposed." To summarize Mr. Rollins's report concerning Current Infrastructure IE: a.) there are no sidewalks adjacent to or on either side of the property. Mr. Rollins's states "there will be no compromise to existing accepted public improvements" by creating two lots and "If granted, will not compromise the health, safety, or welfare of any current or future occupant or neighbor."

**RECOMMENDATION:**

It is recommended that City Council adopt the following option:

Approve Resolution R-2223-98 with the exemptions of public sidewalks adjacent to Rebecca Lane and subject to the submittal of a "Short Form Plat" for Historic Berry Farms Addition (proposed two commercial lots) as requested.