



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/14/2023

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-2223-102: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, GRANTING A PARTIAL EXEMPTION FROM CURRENT STANDARDS RELATING TO PROPOSED LOT 1, BLOCK 6, A REPLAT OF BLOCK 6, OAK RIDGE ADDITION WITH ADVANCEMENT OF THE SHORT FORM PLAT PROCESS.

BACKGROUND:

The property is located at 902 Hoover Street. City Council, on July 22, 1947, annexed this property into the Corporate City Limits with the adoption of Ordinance No. 716. The final plat of a Replat of Block 6 Oak Ridge Addition was filed of record with the Cleveland County Clerk on November 14, 1947. City Council, on July 13, 1954, placed this property in the R-1, Single-Family Dwelling District with the adoption of Ordinance No. 884. City Council, on December 14, 1954, vacated Flood Avenue right-of-way located on the east side of this property. As a result, thirty-feet (30') was added to Lot 1, Block 6, Oak Ridge Addition and thirty-feet (30') was added to the unplatted property to the east at that time.

DISCUSSION:

The owner is requesting the property be subdivided into two (2) lots. The improvements required would be curb and gutter paving and a sidewalk in connection with Hoover Street.

The owner, Ms. Elizabeth Bevel of Bevel, Gardner & Associates, Inc. through their engineer, Mr. Chris Anderson, SMC Consulting Engineers, P.C. 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. Anderson's attached report dated January 6, 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. Anderson's report concerning Current Infrastructure IE: a.) curb and gutter paving does not exist on either side of Hoover Street from Chautauqua Avenue to Pickard Avenue, b.) there are no sidewalks adjacent to or on either side of Hoover Street from Chautauqua Avenue to Pickard Avenue. c.) all public water and sanitary sewer improvements are available for the property. Mr. Anderson 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:

1. Approve Resolution R-2223-102 with the exemptions of public curb and gutter paving and sidewalks in connection with Hoover Street and subject to the submittal of a “Short Form Plat” for A Replat of Block 6 Oak Ridge Addition (proposed two single-family residential lots) as requested.