



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 5/9/2023

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-2223-131: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REQUESTING A PARTIAL EXEMPTION FROM CURRENT CITY STANDARDS RELATING TO 2516 BRIGGS STREET WITH ADVANCEMENT OF THE SHORT FORM PLAT PROCESS.

BACKGROUND:

The property is located at 2516 Briggs Street. City Council, on July 9, 1963, annexed without zoning this property into the Corporate City Limits with the adoption of Ordinance 1514. Per City Ordinance, property without zoning reverts to R-1, Single-Family Dwelling District. Most of this area was developed prior to annexation. At one time, a single-family residential structure was located on the property.

DISCUSSION:

The owner is requesting to rezone and plat the property. The improvements required would be curb and gutter paving and a sidewalk in connection with Briggs Street.

The owner, Mr. Steve Lewis through his engineer, Mr. Steve Rollins, Engineering Consultants, L.L.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 plat the property. 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 lot as proposed." To summarize Mr. Rollins's report concerning Current Infrastructure IE: a.) curb and gutter paving does not exist on either side of Briggs Street from Interstate 35 to 24th Avenue S.W. (Briggs Street was paved around 2016 without curb and gutter), b.) there are no sidewalks adjacent to or on either side of Briggs Street from Interstate 35 to 24th Avenue S.W., and c.) public water improvements are available for the property. There is no available public sanitary sewer in the area. The owner will need to provide a private sanitary sewer system approved by Oklahoma Department of Environmental Quality. Mr. Rollins indicates "there will be no compromise to existing accepted public improvements" by platting the property and "If granted, will not compromise the health, safety, or welfare of any current or future occupant or neighbor."

If approved, the applicant will then apply for a short form plat which does not require approval by City Council.

RECOMMENDATION:

It is recommended that City Council adopt Resolution R-2223-131 with the exemptions of public curb and gutter paving and sidewalks in connection with Briggs Street and subject to the submittal of a "Short Form Plat" as requested.