



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/23/2024

REQUESTER: Campbell Investments, L.L.C.

PRESENTER: Scott Sturtz, City Engineer, Interim Public Works Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-25 UPON SECOND AND FINAL READING AND EASEMENTS E-2324-125, E-2324-126 AND E-2324-127: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A PORTION OF A PLATTED ALLEY IN LOTS 4 AND 5 (AKA LOT 5A), BLOCK 1, PRAIRIE CREEK ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF; AND EASEMENTS ACCOMMODATING A NEW PATH FOR THE ALLEY.

BACKGROUND: This is a request for closing a certain 30-foot alley easement located on the eastern side of Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5. The final plat for Prairie Creek Addition, Section 5 was filed of record with the Cleveland County Clerk on August 24, 1984.

Planning Commission, on November 9, 2023, at the request of the applicant postponed a request to close and vacate a 30-foot alley easement serving Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5.

At their December 14, 2023 meeting, Planning Commission recommended adoption of Ordinance No. O-2324-25 to City Council by a vote of 6-2.

DISCUSSION: The physical alley paving has deteriorated over the years. The developer is proposing a residential project and as part of the project, the developer will be required to replace the alley paving and provide parking per the code. The proposed site plan requires additional parking and the best alternative for the parking is to place it along the drainage easement on the east side of the property where the current alley is located. To facilitate this parking and site layout the developer is proposing to relocate the alley to the west and connect it to the north on the adjacent property. The developer will be responsible for constructing the new alley and connect to the existing alley to the north. This will require the existing alley to be closed and a new alley easement or right of way be provided by the developer. Additionally, the realignment of the alley required the applicant to obtain additional alley easements from neighboring parcels to accommodate the shifted path. Those easements are all attached to this item, for City Council's consideration and acceptance, as Easements E-2324-125, E-2324-126, and E-2324-

127. The utility companies were not notified since the existing utility easement is not being requested to be closed and will remain in place for the existing utilities.

RECOMMENDATIONS: Staff recommends approval of Ordinance No. O-2324-25 to close and vacate a 30-foot alley easement serving Lots 4 and 5, Block 1, Prairie Creek Addition, Section 5. Staff further recommends that City Council accept Easements E-2324-125, E-2324-126 and E-2324-127, and direct the filing of record thereof at the appropriate time in the construction of this project.