



April 15, 2021

Ms. Brenda Hall
City of Norman – City Clerk
201 West Gray
Norman, OK 73069

RE: Request for Partial Exemption from Current Standards
1811 S. Oklahoma Avenue
Norman, OK 73069
Lot 1, Block 1 – Cinnamon Creek 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. Property to the north is University View Addition. 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 (0.62 acre) property is currently included in Cinnamon Creek (the Addition) as indicated on the Preliminary Plat provided in **ATTACHMENT A**. There is currently one residential home on the western portion of the subject parcel. The residence is currently unoccupied.

The tract immediately north of the subject property was recently (2016) divided into two (2) lots. The lot division was approved for exemption based on many of the same conditions documented with this request.

The owner of the subject property (Oklahoma Investment Group) seeks to split the parcel from the Addition in order to market the property for sale as a single-family residential lot. The tract is zoned, R-1, Single Family Dwelling. There are no proposed changes to the dwelling except reducing the depth of the lot. The property faces (fronts) and is served by Oklahoma Avenue, and is one (1) lot south of the intersection with Brooks Street. The eastern boundary of the subject parcel is bordered by a flood zone. A Site Location Map is provided in **ATTACHMENT B**.

The existing residence is to remain completely intact. There will be no additional impact to the current appearance along Oklahoma Avenue. There will be no recognizable, additional use of existing public improvements including roadways, water and/or sewer service required to be provided to the public resulting from this request. No additional service connections are required to any public improvements services in order to ready the dwelling to be inhabited. There will be no additional demand on public infrastructure.

Roadway

Oklahoma Avenue is an established public roadway with low traffic volume. An existing driveway from Oklahoma Avenue provides roadway access to the subject property. Oklahoma Avenue, from Brooks Street to the North of the subject property to Enid Street South of the property, was designed and constructed without curb and gutter. Side ditches are currently used for stormwater runoff.

Sidewalks

There are no sidewalks on either side of Oklahoma Avenue, and currently, there is insufficient room to install sidewalks due to the existing side ditches. Additionally, the property to the North of the subject property has been granted an exemption.

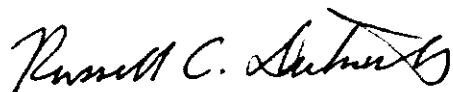
Water and Sewer

Increase demand for City of Norman water and wastewater loading resulting from this project will be insignificant. Both water and sewer service exist at the subject property. The nearest water service will be from a water line on the west side of Oklahoma Avenue. The water meter is on the west side of the property in front of the residence. Sewage service will be to the west without change through the existing service line at Oklahoma Avenue. No construction is proposed in the sanitary sewer easement or in the 100-year flood plain. An Aerial Location Map of the area is provided as **ATTACHMENT C**.

Based on the above provided information and on behalf of the Applicant, Riverman Engineering, specifically requests the granting of Partial Exemption from Current Standards. This request is based on the above positive evaluation of the stability of the existing public improvements and the lack of negative impact to those accepted public improvements. No additional lots are being proposed fronting Oklahoma Avenue. 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. As a result, a short form plat could be submitted to the Planning Commission for approval.

On behalf of the applicant, we ask for prompt approval of this request so that we may move to the next available agenda and be allowed to advance to the preliminary Plat Process. Thank you for your consideration of this request and we look forward to a positive response.

Sincerely yours,



Russell C. Dutnell, Ph. D., P.E.
Environmental Engineer